

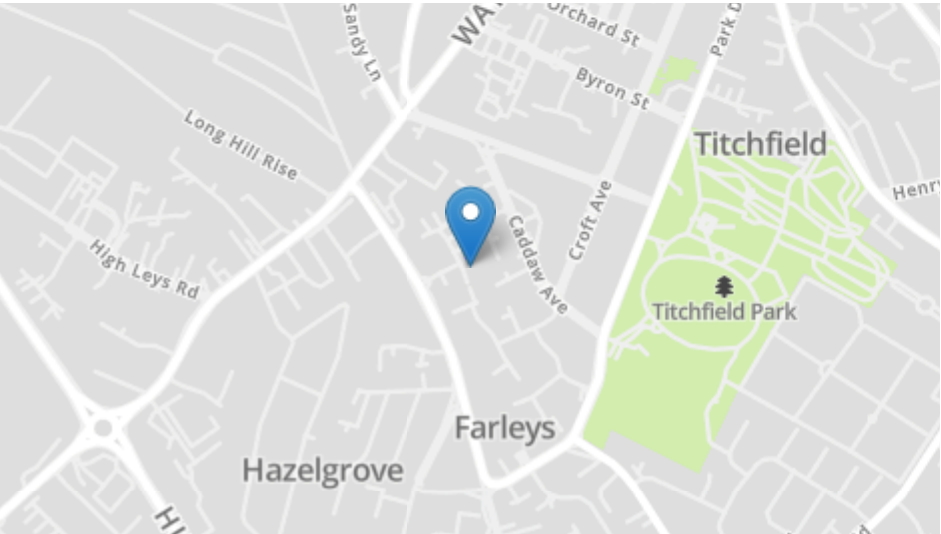
Bridge Court, Hucknall, NG15 6BW

Guide Price £180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Modern Semi Detached House
- 2 Bedrooms
- Generous Lounge
- Newly Fitted Dining Kitchen
- Off Road Parking
- Low Maintenance Rear Garden
- Cul De Sac Location
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links Including Tram

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29160665

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GUIDE PRICE £180,000 - £190,000 *** THIS HOME WILL BUILD A BRIDGE TO YOUR HEART! *** A fantastic place to start your home owning journey, this modern 2 bedroom semi detached home is located in the desirable suburb of Hucknall close to great transport links to Nottingham city centre. The beautifully maintained and presented accommodation comprises; entrance hall, living room, kitchen/dining room, 2 bedrooms, bathroom and to the outside a private driveway and well maintained garden to rear. You will be blown away by all this charming home has to offer, call us today to book your viewing!

Ground Floor

Entrance Hall

Entrance door to the side, doors to the lounge and dining kitchen.

Lounge

4.05m x 3.82m (13' 3" x 12' 6") UPVC double glazed window to the front, wood effect laminate flooring, radiator, stairs to the first floor.

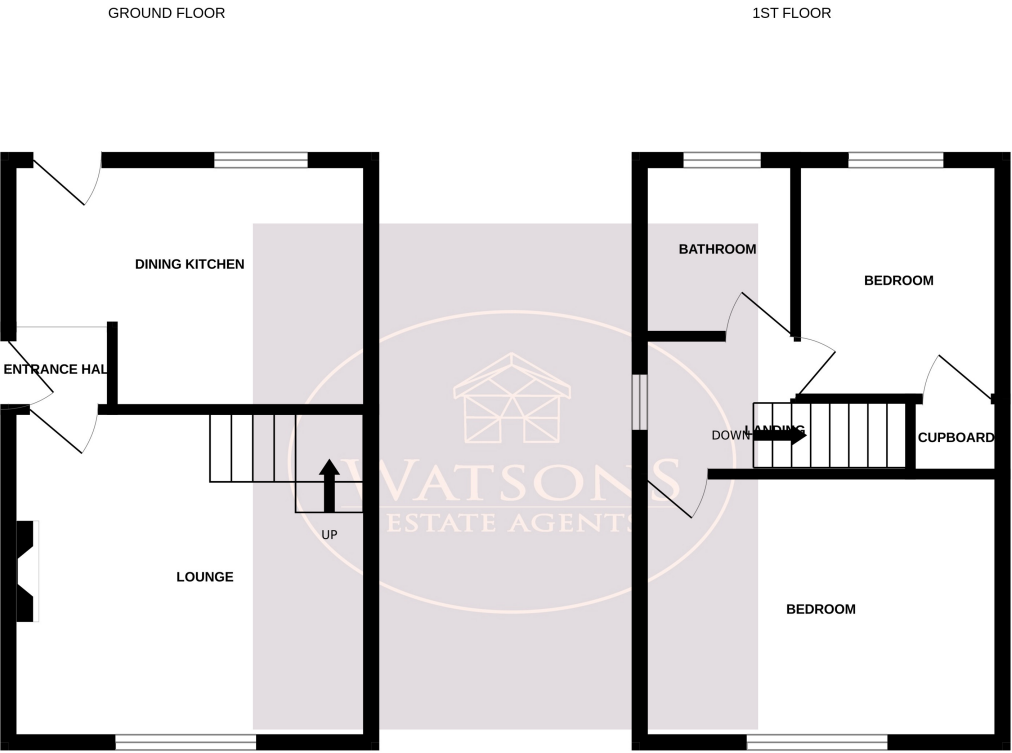
Dining Kitchen

2.9m x 2.66m (9' 6" x 8' 9") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, integrated combination boiler, wood effect laminate flooring, uPVC double glazed window to the rear, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to attic (partly boarded) and doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

4.06m x 2.74m (13' 4" x 9' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

2.72m x 2.07m (8' 11" x 6' 9") UPVC double glazed window to the rear, built in wardrobe, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, wall mounted sink and bath with electric shower over. Obscured uPVC double glazed window to the rear, extractor fan and radiator.

Outside

To the front of the property, a tarmacadam driveway provides ample off road parking. The low maintenance rear garden comprises a gravel patio seating area, artificial lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.