

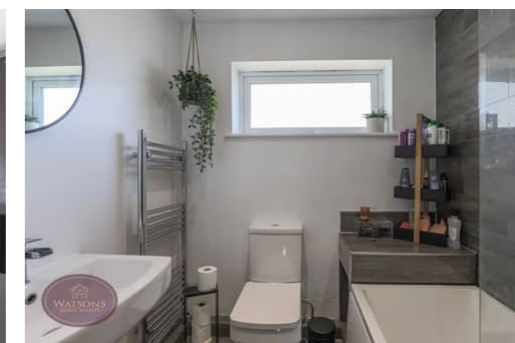
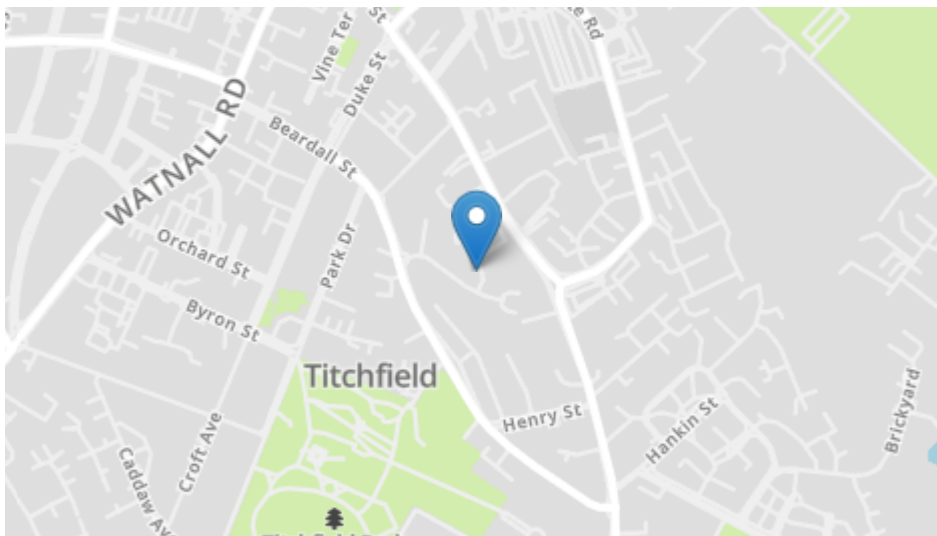
Oakfield Road, Hucknall, NG15 7RN

Offers Over £160,000



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- Mid Terrace House
- 2 DOUBLE Bedrooms
- Generous Lounge Diner
- Garage
- Cul De Sac Location
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links Including Tram
- Ideal First Home or Investment

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 - 27774755

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



\*\*\*FIRST TIME BUYER DELIGHT!\*\*\* Located at the end of a quiet cul-de-sac, a well presented town house with TWO DOUBLE bedrooms, garage and private garden, all within walking distance to Hucknall town centre, a brilliant first home! Briefly comprising; entrance hallway, spacious lounge/diner, kitchen. To the first floor, two double bedrooms and bathroom. Outside, the property is located at the end of a quiet cul-de-sac, and the property benefits from a garage within a block to the rear. The front has a pleasant outlook over the green, and to the rear is a private garden with gated access. Located in the popular town of Hucknall, the property lies within walking distance to the town centre which provides an array of amenities catering for all day to day needs, including shops, schools and supermarkets. Nearby road links provide access to the surrounding towns and Nottingham city centre as well as the nearby tram link. This really is a fantastic first home, call Watsons today to arrange your viewing and avoid disappointment.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor and door to the lounge diner.

### Lounge Diner

7.27m x 3.53m (23' 10" x 11' 7") UPVC double glazed window to the front, radiator, storage cupboard and open to the kitchen.

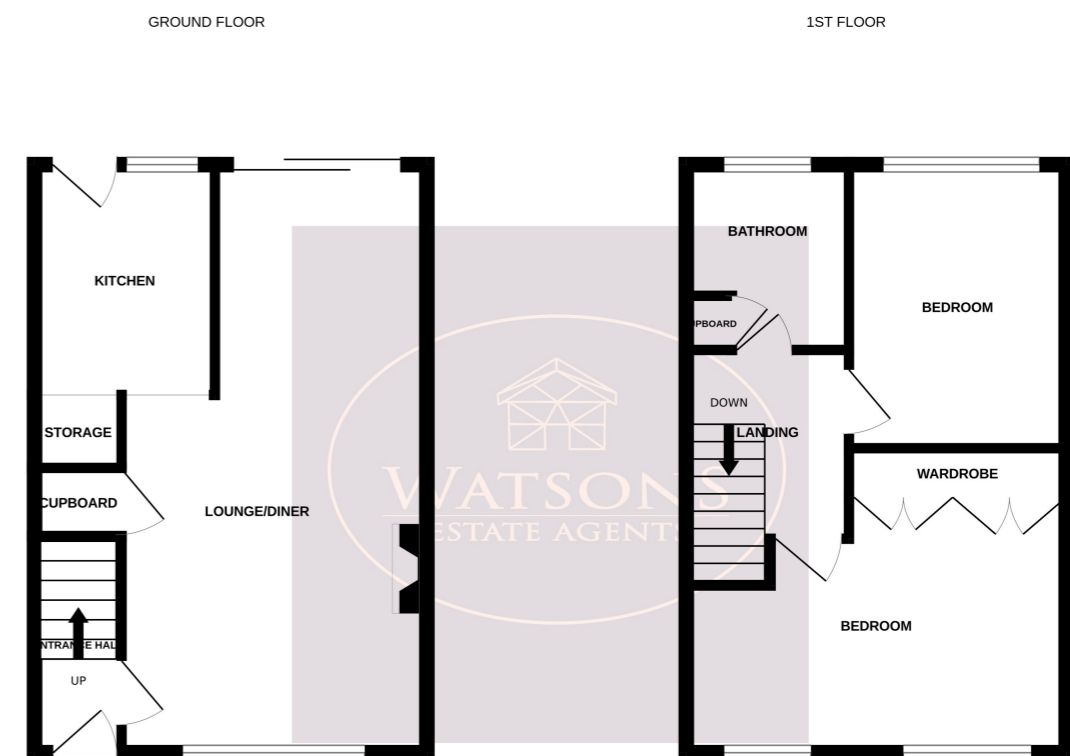
### Kitchen

2.79m x 2.01m (9' 2" x 6' 7") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink. Integrated waist height electric oven & induction hob with extractor over. Plumbing for washing machine, uPVC double glazed window to the rear and door leading to the rear garden.

## First Floor

### Landing

Access to the attic and doors to both 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

4.57m x 3.06m (15' 0" x 10' 0") UPVC double glazed window to the front, wardrobe and radiator.

### Bedroom 2

3.33m x 2.58m (10' 11" x 8' 6") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising concealed cistern WC, pedestal sink unit and bath with shower over. Heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property is a generous lawn. The rear garden comprises a paved patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the rear giving access to the garage.