

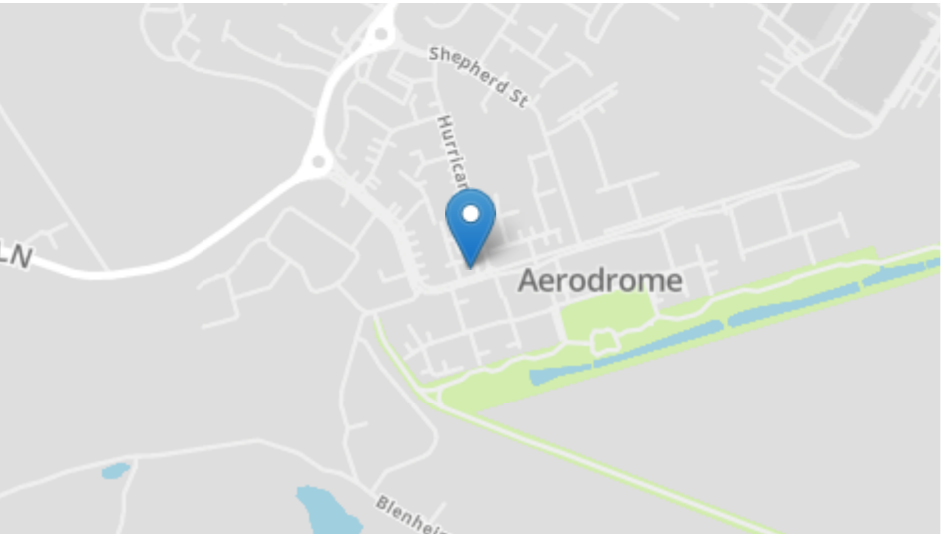
Lovesey Avenue, Hucknall, NG15 6WQ

£190,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terraced House
- 2 Double Bedrooms
- Downstairs WC
- Off Road Parking
- Low Maintenance Rear Garden
- Short Drive To Hucknall Town Centre
- Ideal First Home
- 2 Year NHBC Certificate

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 - 25536871

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



\*\*\* JUST LIKE NEW! \*\*\* If you're searching for your first home then feast your eyes on this two bedroom town house that offers just the right amount of space as well as a great location! Accommodation to the ground floor in brief comprises; welcoming entrance hall, lounge, open plan dining kitchen and ground floor WC. To the first floor there are two double bedrooms and modern three piece bathroom. Externally there is a low maintenance rear garden ideal for the summer months and to the front, off road parking. Lovesey Avenue is conveniently located within walking distance of Hucknall Flying High Academy, the popular Merlin Park, transport links and various walking trails within the surrounding countryside. For those that commute, the M1 motorway is within easy access along with both Hucknall Tram & Train station providing excellent options. This property ticks ever box and would make the perfect first home for any individuals or couples wanting to get on the property ladder. We HIGHLY RECOMMEND a viewing, call our team today!

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, Karndean flooring, radiator and doors to the lounge & WC.

WC

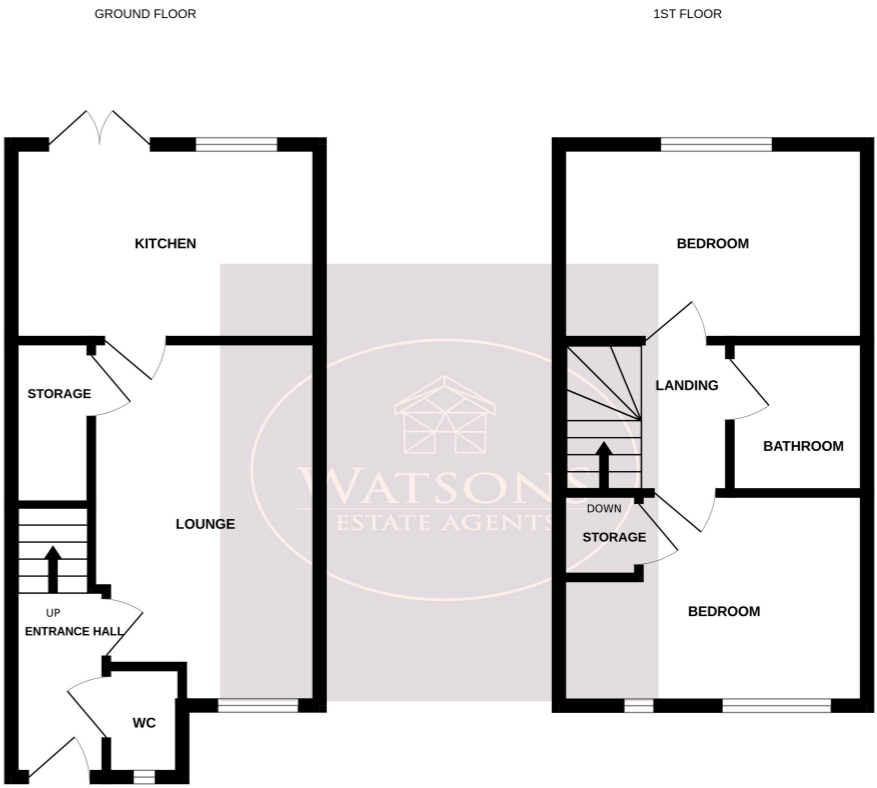
WC, wall mounted sink, radiator and uPVC double glazed window to the front.

Lounge

4.6m x 2.94m (15' 1" x 9' 8") UPVC double glazed window to the front, radiator and under stairs storage.

Dining Kitchen

3.86m x 2.46m (12' 8" x 8' 1") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine & dryer. Radiator, uPVC double glazed window to the rear and French doors leading to the rear garden.



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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First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.91m x 2.61m (12' 10" x 8' 7") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.9m x 2.64m (12' 10" x 8' 8") UPVC double glazed window to the front, built in wardrobe/storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains shower over. Radiator and extractor fan.

Outside

To the front of the property is a tarmacadam driveway providing off road parking for 2 cars. The low maintenance rear comprises a paved patio, brick built barbeque and artificial lawn. The garden is enclosed by timber fencing with gated access to the side.