

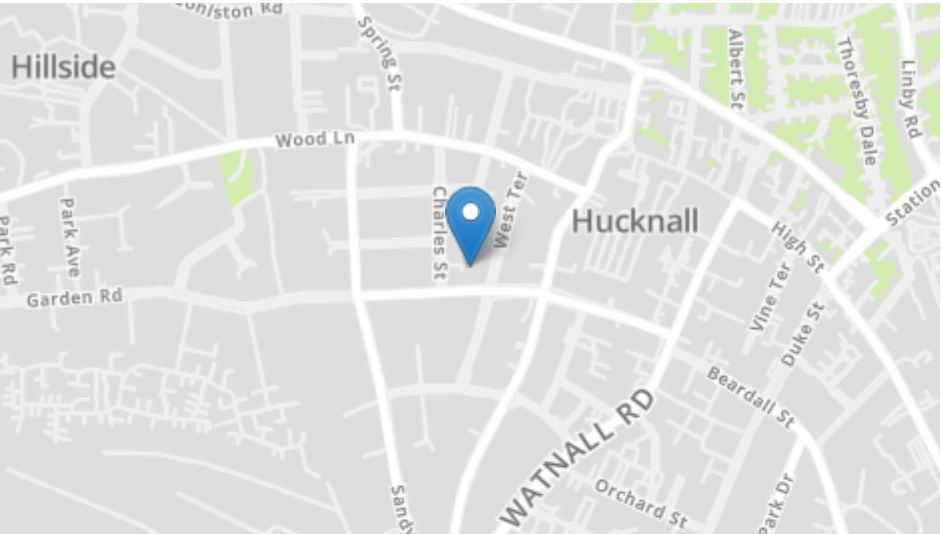
Charles Court, Hucknall, NG15 7FG

Guide Price £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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



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 - 28850019

- Semi Detached Family Home
- 2 Bedrooms
- Generous Lounge Diner
- Downstairs WC
- Rear Garden
- 2 Parking Spaces
- Walking Distance To Hucknall Town Centre
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

Our Seller says....

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 £160,000 - £170,000 \*\*\* \*\* PERFECT FIRST PURCHASE OR INVESTMENT**

\*\*\* Tucked away, set back from the road, is this well presented two bedroom semi-detached property brought to the market with no upward chain in the popular town of Hucknall. With a spacious open plan lounge/diner, downstairs WC, and wrap around gardens. Briefly comprising; entrance hallway, downstairs WC, kitchen, lounge/diner. To the first floor, two good sized bedrooms and bathroom. Outside, wrap around gardens and 2 parking spaces. Located in close proximity to Hucknall town centre, nearby amenities include shops, schools and excellent road links. Contact Watsons to arrange a viewing.

**Ground Floor**

**Entrance Hall**

Entrance door to the side, stairs to the first floor, wood effect laminate flooring and radiator. Doors to the WC, kitchen and open to the lounge diner.

**WC**

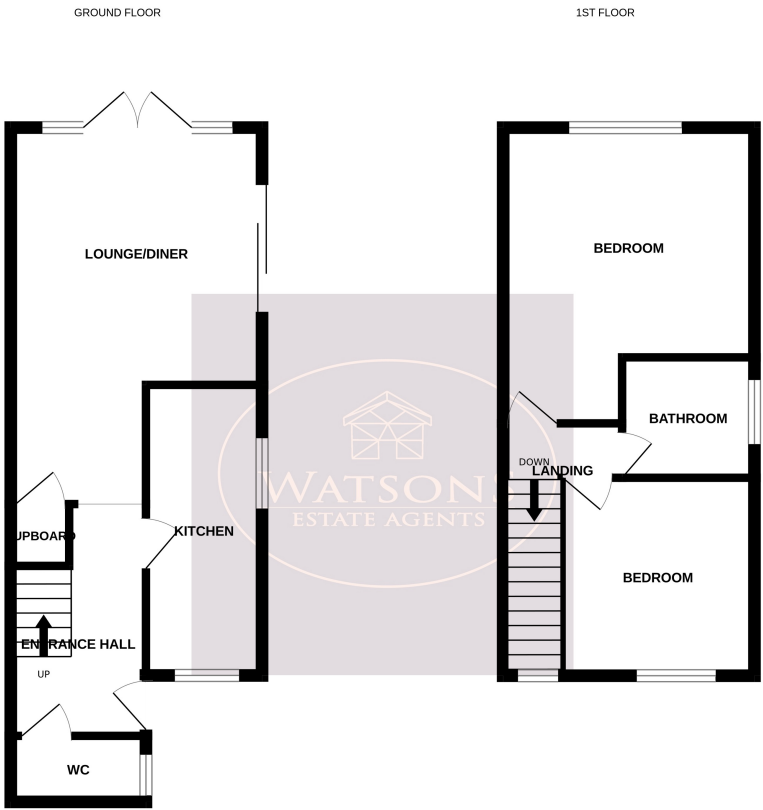
WC, pedestal sink unit, radiator, wood effect laminate flooring and obscured uPVC double glazed window to the side.

**Kitchen**

4.09m x 1.60m (13' 5" x 5' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height oven & 5 ring gas hob with extractor over. Plumbing for washing machine, radiator, wall mounted boiler, tiled flooring and uPVC double glazed window to the front.

**Lounge Diner**

3.98m x 3.7m (13' 1" x 12' 2") UPVC double glazed window to the side, ceiling spotlights, radiator, wood effect laminate flooring, door to the storage cupboard. Sliding patio doors 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 misstatement. 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**

UPVC double glazed window to the side, access to the attic and doors to both bedrooms and bathroom.

**Bedroom 1**

4.33m x 3.57m (14' 2" x 11' 9") UPVC double glazed window to the rear and radiator.

**Bedroom 2**

2.87m x 2.64m (9' 5" x 8' 8") UPVC double glazed window to the front and radiator.

**Bathroom**

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the side, radiator and wood effect laminate flooring.

**Outside**

To the front of the property is a brick paved path. To the side and rear of the property is a turfed lawn, paved patio seating area and 2 timber built sheds. The garden is enclosed by timber fencing to the perimeter with gated access to the side. The property also has 2 parking spaces.