

Christchurch Road, Hucknall, NG15 6SB

Guide Price £240,000



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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	64	80
(39-54) E		
(21-38) F		
(1-20) G		
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 - 28975666

- Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- Driveway & Garage
- Popular Residential Location
- Short Drive To Hucknall Town Centre
- Excellent Road & Public Transport Links

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 £240,000 - £250,000 *** A superb three bedroom detached property in the popular town of Hucknall. Close to the towns amenities and transport links. Features include a generous lounge/diner, conservatory, garage, and private rear garden. Briefly comprising; entrance porch, hallway, lounge/diner, conservatory, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway and garage to the front, and private garden to the rear. Hucknall is a sought after town, with all day to day amenities including a supermarket, shops, pubs, schools, the nearest 5 minutes walk away, train station and much more. Contact Watsons to arrange a viewin

Ground Floor

Entrance Hall

UPVC double glazed entrance door and window to the front, radiator, stairs to the first floor and door to the lounge diner.

Lounge Diner

6.84m x 4.35m (22' 5" x 14' 3") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring, feature fire place with inset space for electric fire, door to the kitchen and sliding patio doors to the conservatory.

Kitchen

3.06m x 2.37m (10' 0" x 7' 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 and dishwasher. Ceiling spotlights, radiator, door to the storage cupboard and door to the rear garden.

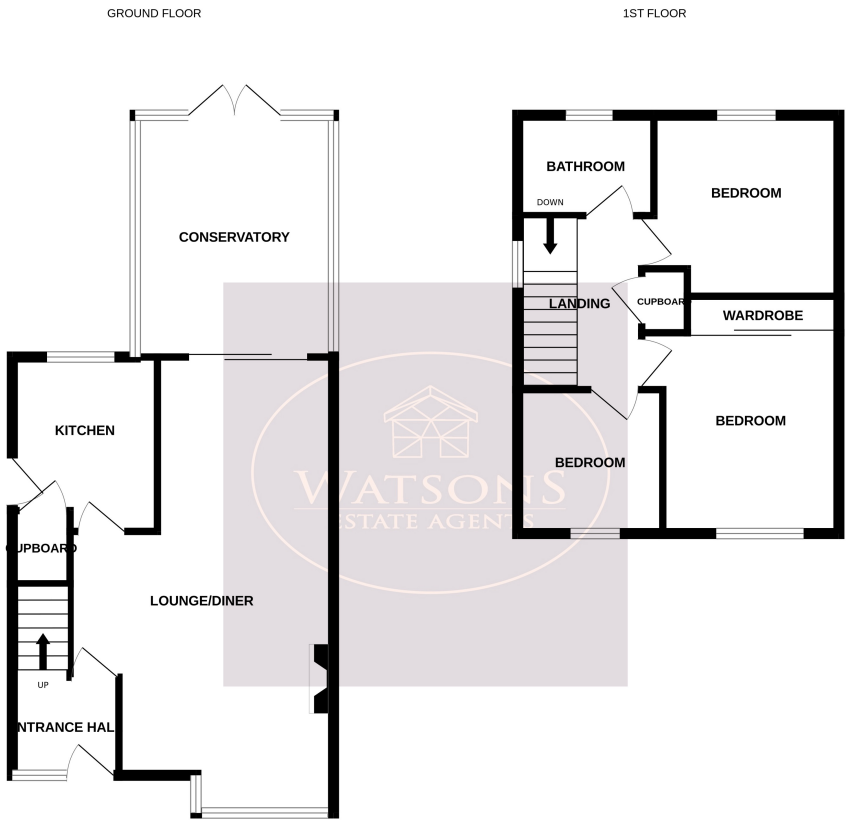
Conservatory

3.93m x 3.28m (12' 11" x 10' 9") UPVC double glazed construction, tiled flooring, plumbing and wiring for an American style fridge freezer and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the 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 for 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.
Made with Metropix 02025

Bedroom 1

3.56m x 3.38m (11' 8" x 11' 1") UPVC double glazed window to the front, sliding door wardrobes and radiator.

Bedroom 2

3.34m x 3.03m (10' 11" x 9' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.48m x 2.46m (8' 2" x 8' 1") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and heated towel rail.

Outside

To the front of the property, a brick paved driveway provides ample off road parking leading to double wooden gates with access to the carport and detached single garage with up & over door and power. The rear garden comprises a composite decking seating area, turfed lawn, flower bed borders with a range of plants & shrubs, Keyter uPVC shed and is enclosed by wall and timber fencing to the perimeter with gated access to the side.