

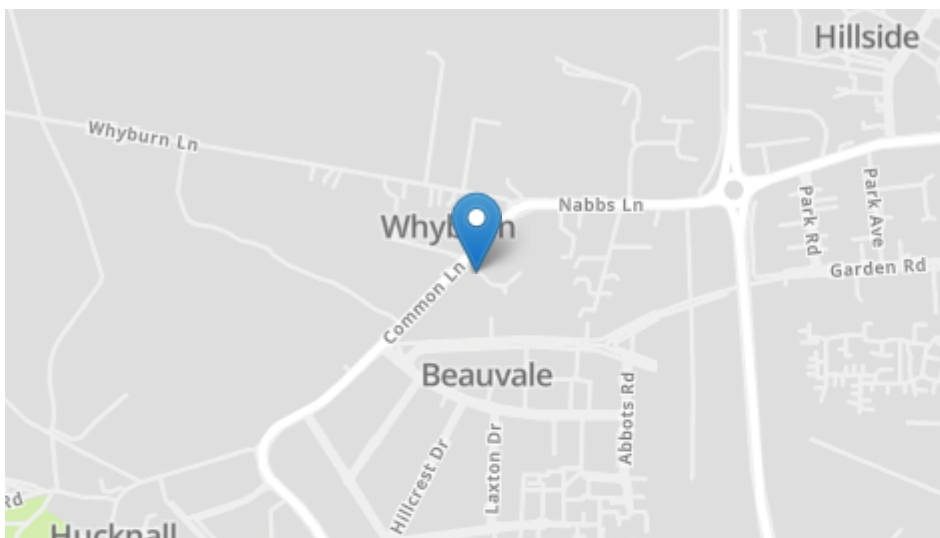
Common Lane, Hucknall, NG15 6PL

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- End Terrace House
- 2 DOUBLE Bedrooms
- Generous Lounge
- Modern Dining Kitchen
- Low Maintenance Rear Garden
- Driveway & Garage
- Well Presented
- Excellent Road & Public Transport Links

Our Seller says....

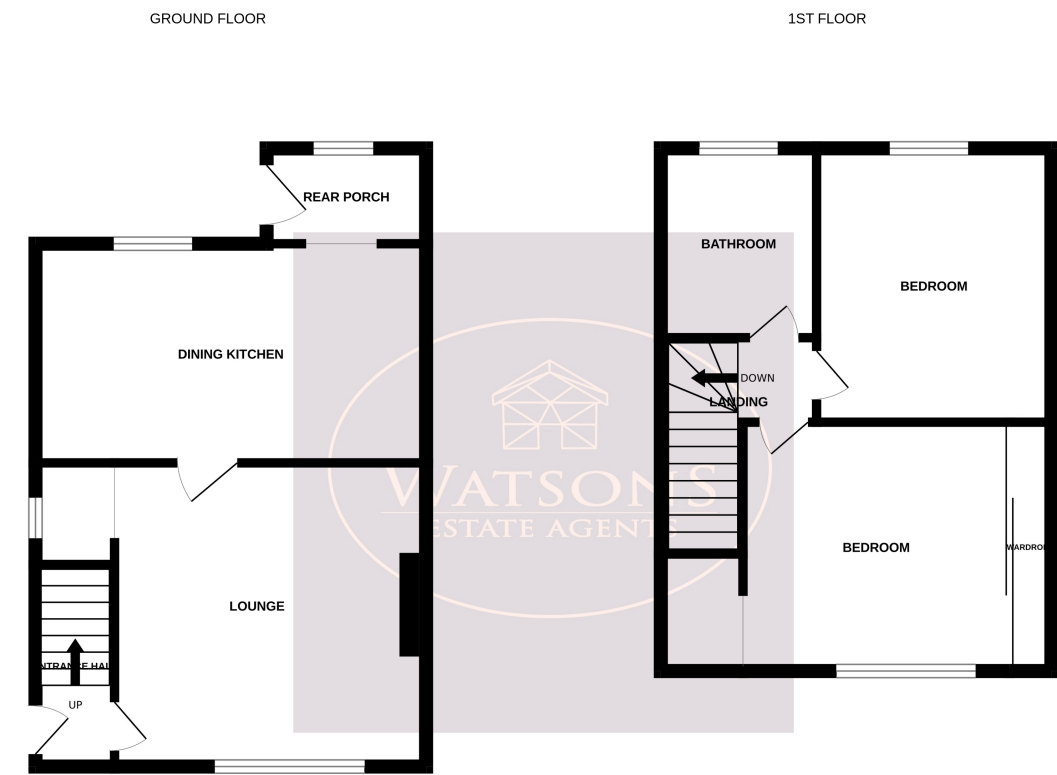
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27745965

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 - 7 days



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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*** THE HOUSE ON COMMON! *** This end town house in Hucknall gets our vote! Whether you are a first or second time buyer, down-sizing or relocating, this is a great opportunity to get good space at a good price, with an open plan dining kitchen and 2 DOUBLE bedrooms. In brief, the accommodation comprises: entrance hall, lounge, open plan dining kitchen running across the rear, first floor landing to the 2 DOUBLE bedrooms and bathroom. Outside, the rear garden is a good size and requires little maintenance, whilst a concrete driveway provides a good amount of off street parking. Although, desirable location is fairly quiet, Hucknall Town Centre is less than a mile away and the Tram network is little more than a 5 minute drive. We would invite you to view in person, so call our sales team now to arrange a convenient time.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

3.97m x 3.86m (13' 0" x 12' 8") UPVC double glazed window with countryside views to the front, radiator, obscured uPVC double glazed window to the side and door to the dining kitchen.

Dining Kitchen

4.9m x 3.03m (16' 1" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric and gas hob with extractor over. Plumbing for washing machine, radiator, wall mounted combination boiler, uPVC double glazed window to the rear and archway through to the rear lobby.

Rear Lobby

UPVC double glazed window to the rear and door to the rear garden.

First Floor

Landing

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

Bedroom 1

3.76m to the back of the wardrobe) x 3.55m (12' 4" x 11' 8") UPVC double glazed window with countryside views to the front, fitted sliding door wardrobe, built in wardrobe and radiator.

Bedroom 2

3.51m x 2.76m (11' 6" x 9' 1") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with electric shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A concrete driveway running alongside the property provides ample off road parking, leading to the car port and garage. The low maintenance rear garden comprises a paved patio with gravel seating area, flower bed borders with a range of plants & shrubs, timber built shed and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.