

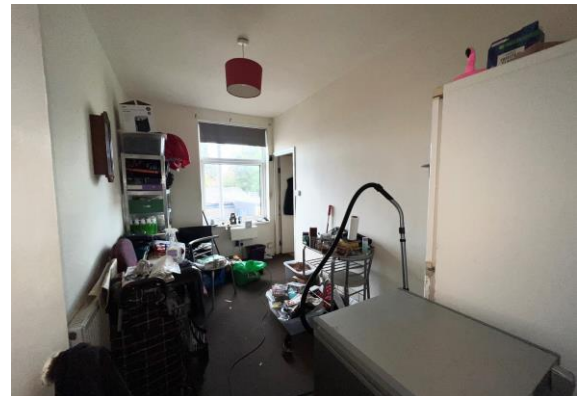
for sale

£70,000 Freehold



## Annesley Road Hucknall Nottingham NG15 7AD

Attention cash buyers - A two bedroom apartment close to Hucknall town centre. The property benefits from a living room, fitted kitchen, shower room and two bedrooms. Tenant currently in situ. Call today to book a viewing.



# Property Details

## Foyer

This property benefits from a foyer providing access to the apartment. The foyer offers shared access to the neighbour however is under sole ownership of this property and no storage or use of any kind is allowed by the neighbour.

**Living Room** 12' 10" max x 7' 2" max ( 3.91m max x 2.18m max )

Fitted carpet, ceiling light and double glazed window to the front elevation.

## Landing One

Access to shower room, kitchen and stairs to bedrooms.

**Kitchen** 7' 8" x 6' 9" ( 2.34m x 2.06m )

Fitted kitchen with a range of matching wall, cupboard and base units, wash hand basin and drainer unit, vinyl flooring and double glazed window to the rear elevation.

## Shower Room

Fitted suite comprising of a shower cubicle, wash hand basin, w.c. and vinyl flooring.

## Landing Two

Access to bedrooms.

**Bedroom One** 12' 11" max x 11' 4" into recess ( 3.94m max x 3.45m into recess )

Double bedroom with laminate flooring, ceiling light and double glazed window to the front elevation.

**Bedroom Two** 9' 6" max x 11' 5" into recess ( 2.90m max x 3.48m into recess )

Another double bedroom with laminate flooring, ceiling light and double glazed window to the rear elevation.





To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
NOTTINGHAM NG15 7AX

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: HUK103525 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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