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Heatherley Drive  
Nottingham





## Property Description

Located with easy access to Nottingham city centre and City hospital, this semi detached home offers lots scope and potential for modernisation. The property has spacious living space with two reception rooms, kitchen, three well proportioned bedrooms, bathroom and separate WC. Outside there are generous front and rear gardens, giving possibility of further off road parking and detached garage. Viewing is recommended to fully appreciate the size of home and potential it has on offer

## Entrance Hallway

Entered into via front door with stairs to the first floor and understairs storage cupboard, storage heater and UPVC double glazed window to the front elevation.

## Lounge

12' 6" Max x 10' 4" Max ( 3.81m Max x 3.15m Max )  
Having UPVC double glazed window to the front elevation, tiled fireplace and hearth.

## Dining Room

14' 8" x 10' 5" Max ( 4.47m x 3.17m Max )  
Having UPVC double glazed window to the rear elevation, brick fire surround and side plinth with inset gas fire.

## Kitchen

8' 7" x 6' 11" ( 2.62m x 2.11m )  
Having wall and base units with work surfaces over, inset stainless steel sink and drainer, gas cooker point, space and plumbing for a washing machine, UPVC window to the side elevation and door through the rear porch.

## Rear Porch

Having rear door leading to garden

## First Floor Landing

Having loft hatch and access to the bedrooms.

## Bedroom One

12' 6" x 10' 5" ( 3.81m x 3.17m )  
Having feature cast iron fireplace and UPVC double glazed window to the front elevation.

## Bedroom Two

11' 11" x 10' 5" ( 3.63m x 3.17m )  
Having feature cast iron fireplace and UPVC window to the rear elevation.

## Bedroom Three

7' 2" x 6' 11" ( 2.18m x 2.11m )  
Having UPVC window to the front.

## Bathroom

Having bath, pedestal wash hand basin, tiled splashbacks, built-in airing cupboard and UPVC double glazed window to the rear.

## Separate W.C

Having low level W.C and obscured UPVC window to the side elevation.

## Outside

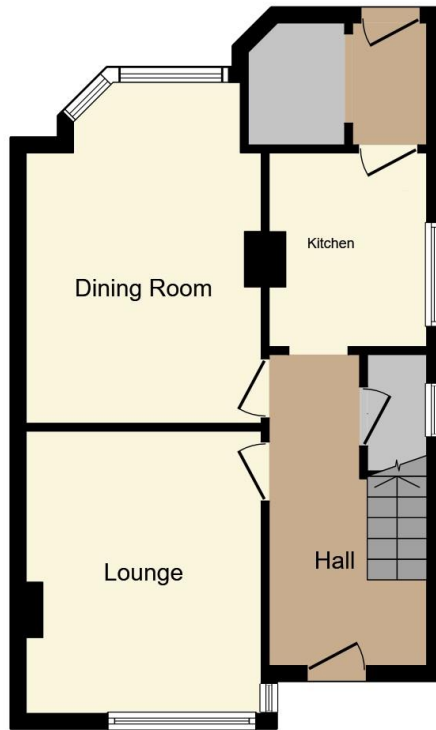
To the front of the property is a shared driveway which provides access to the detached garage to the rear and a front garden area being mainly laid to lawn with planted beds and borders.

The rear garden is mainly laid to lawn with established beds and borders, paved path and trees.

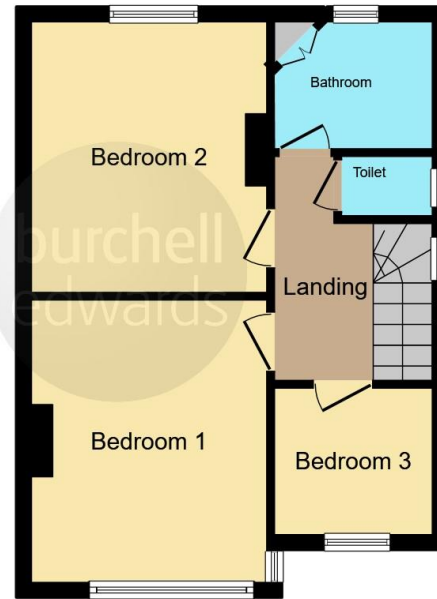




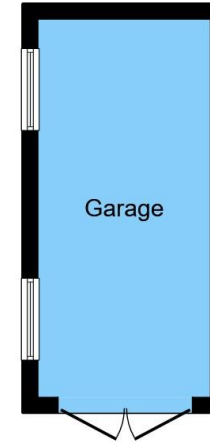




**Ground Floor**



**First Floor**



**Garage**

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To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E hucknall@burchelledwards.co.uk**

64 High Street Hucknall  
NOTTINGHAM NG15 7AX

**EPC Rating: F**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/HUK103757](http://burchelledwards.co.uk/Property/HUK103757)**



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