



Markham Street  
Newstead Village Nottingham

burchell  
edwards

# Markham Street Newstead Village Nottingham NG15 0BQ

for sale offers over  
**£175,000**



## Property Description

Located with easy access to M1 this semi detached home has been lovingly modernised and upgraded throughout and offers entrance hallway, modern breakfast kitchen, lounge and downstairs WC. on the first floor there are three bedrooms and modern shower room.

The property also offers off road parking and an enclosed generously sized rear garden.

Viewing is highly recommended to fully appreciate the home on offer

## Entrance Hallway

Entered into via UPVC front door with stairs leading to the first floor, wooden Parquet flooring, UPVC double glazed window to the side elevation and central heating radiator.

## Kitchen

13' 3" x 9' 1" ( 4.04m x 2.77m )

Re-fitted with a comprehensive range of wall, base and drawer units with complimentary work surface over, inset one and a half bowl sink and drainer with mixer tap, breakfast bar area, integrated electric oven with gas hob and stainless steel chimney style extractor hood over, central heating radiator, recess spot lights and UPVC double glaze windows to the front and side elevations and door leading to the lounge.

## Lounge

15' 1" Plujs recess x 8' 11" ( 4.60m Plujs recess x 2.72m )

Having UPVC double glazed window to the side and rear elevation, TV point and coving to the ceiling, wall lights and central heating radiator.

## Cloakroom

Having low level W.C.

## First Floor Landing

Having loft hatch and giving access to the bedrooms.

### Bedroom One

.10' 11" x 9' 7" ( 3.33m x 2.92m )

Having built-in storage cupboard, central heating radiator and UPVC double glazed window to the front elevation.

### Bedroom Two

12' Plus recess x 8' 6" ( 3.66m Plus recess x 2.59m )

Having UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

8' 8" x 8' 1" ( 2.64m x 2.46m )

Having UPVC double glazed window to the front elevation and central heating radiator.

### Shower Room

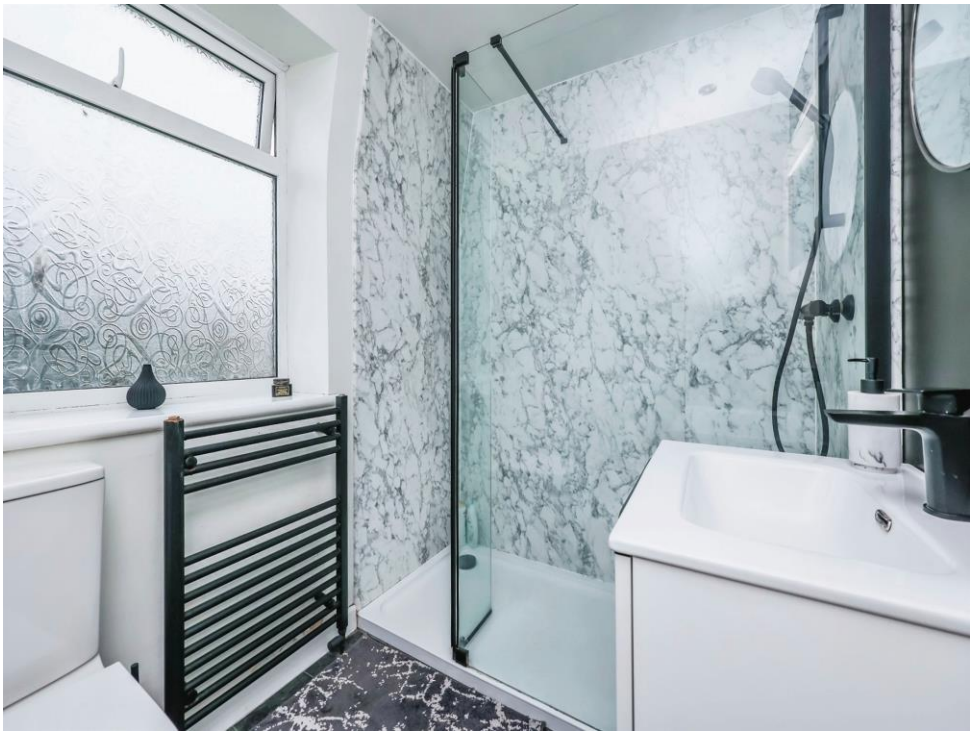
having a modern double shower unit with mains fed shower and marble effect splashbacks, low level W.C and vanity wash hand basin with mixer tap, heated towel rail, recess spot lights, extractor and UPVC double glazed obscured window to the rear elevation.

## Outside

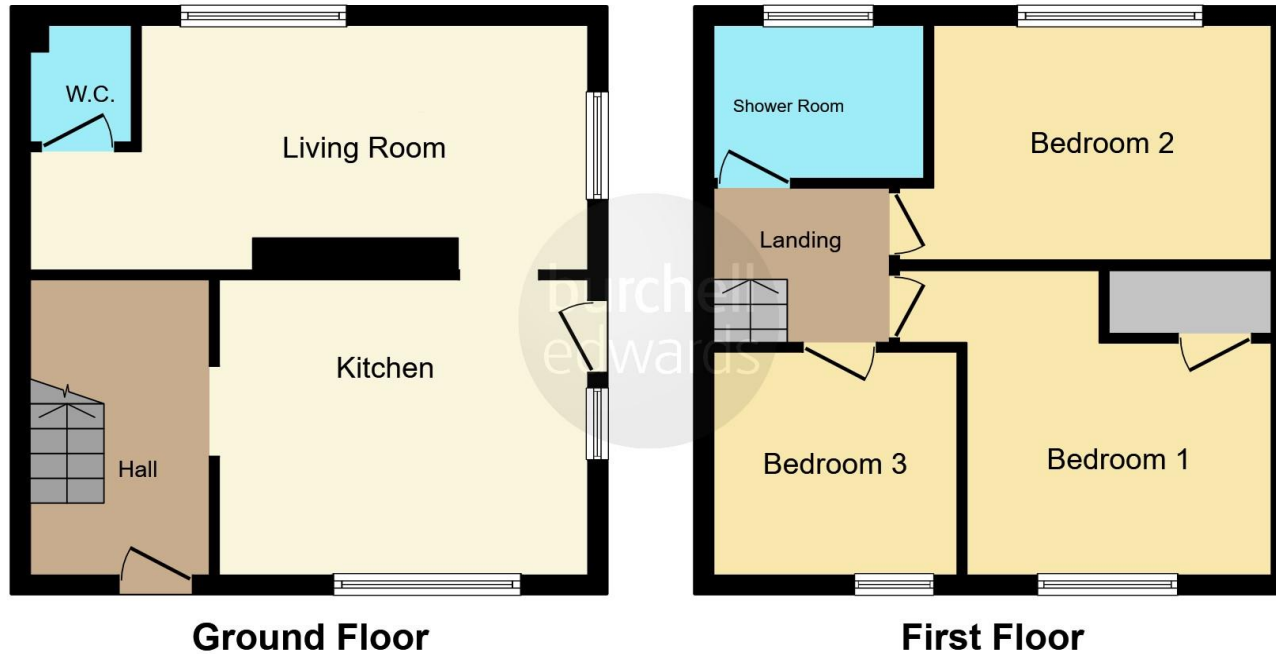
To the front of the property is a driveway providing off road parking and front garden area with wooden gate to the side leading to the rear garden.

The enclosed rear garden is mainly laid to lawn with paved path, fence and hedge boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

EPC Rating: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/HUK103961](http://burchelledwards.co.uk/Property/HUK103961)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK103961 - 0001