



Balmoral Grove
Hucknall Nottingham





Property Description

A spacious and very well presented first floor maisonette. Being located in a quiet residential area the property has been upgraded throughout.

In Brief the property comprises of Entrance Hallway, Open Plan Living Dining Kitchen, Two Double Bedrooms and Newly Fitted Shower Room. Outside there is a front garden area, and a communal carpark - Viewing is highly recommended to fully appreciate the property on offer.

Hallway

Accessed via composite door with stairs leading to the hallway which has loft access and cupboard housing the boiler.

Lounge/ Kitchen/ Diner

23' 6" x 11' 4" (7.16m x 3.45m)

Having wall and base units with work surfaces over, plumbing for washing machine, two windows to the rear elevation, a radiator, induction hob and electric oven, extractor hood and space for a fridge, new flooring to the kitchen and carpet flooring in the lounge.

Bedroom One

9' 11" x 12' 6" (3.02m x 3.81m)

Having a window to the front elevation, a radiator and storage cupboard.

Bedroom Two

10' 3" x 8' 5" (3.12m x 2.57m)

Having window to the front elevation and a radiator.

Shower Room

Having tiled flooring, corner shower cubicle, low level W.C, wash hand basin, obscured window to the side elevation.

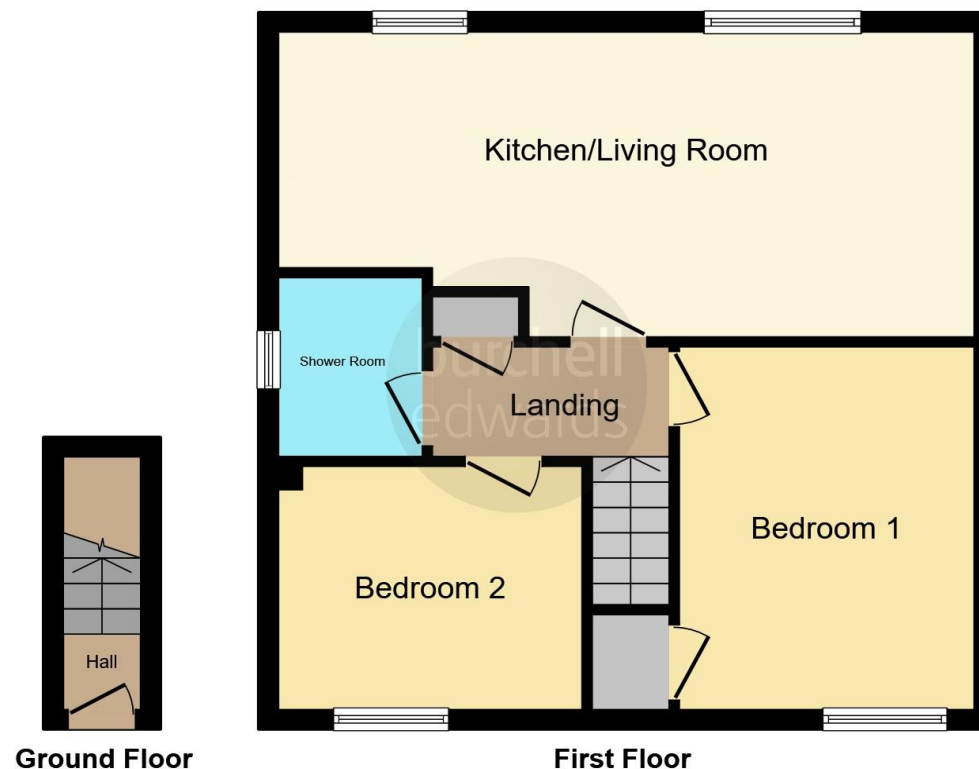
Outside

Externally there is communal parking which is not allocated and also a garage.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/HUK104055

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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