



Church Drive  
Hucknall Nottingham

burchell  
edwards

# Church Drive Hucknall Nottingham NG15 7BX

for sale offers over  
**£200,000**



## Property Description

This three bedroom terrace property that is packed with original features!

Ideally situated within walking distance of Hucknall Town with great transport links such as the tram into Nottingham!

The property comprises of Lounge, Dining Room, Kitchen, and to the first floor there are three Bedrooms and Three-Piece Family Bathroom, To the exterior there is a Fore garden with steps leading to the front door and a low maintenance rear garden!

## Lounge

13' 5" x 12' 7" ( 4.09m x 3.84m )

Accessed via composite entrance door into the lounge with double glazed bay window to the front elevation and a radiator.

## Dining Room

12' 9" x 12' 7" ( 3.89m x 3.84m )

Having double glazed window to the rear elevation, storage cupboard, laminate flooring and a radiator.

## Kitchen

16' 9" x 17' 1" ( 5.11m x 5.21m )

Having wall and base units with work surfaces over, inset one and a hand bowl sink and drainer, electric oven, gas hob, space and plumbing for washing machine and tumble dryer, built-in storage, French doors to the rear elevation and double glazed window and door to the side elevation.

## First Floor Landing

Having a radiator, storage cupboard, loft access.

## Bedroom One

12' 6" x 11' 10" ( 3.81m x 3.61m )

Having double glazed window to the front elevation and a radiator.

## Bedroom Two

.9' 10" x 10' 4" ( 3.00m x 3.15m )

Having double glazed window to the rear elevation and a radiator.

### Bedroom Three

8' 2" x 7' 2" ( 2.49m x 2.18m )

Having double glazed window to the rear elevation and a radiator.

### Bathroom

7' 7" x 4' 2" ( 2.31m x 1.27m )

Having low level W.C, pedestal wash hand basin, bath with electric shower over and double glazed obscured window to the side elevation.

### Outside

To the front of the property are steps leading to the entrance door.

To the rear is a low maintenance garden which is fully enclosed and has shrub borders and paved side access,









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EPC Rating: E

Tenure: Freehold

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Property Ref: HUK104106 - 0006