



Bentinck Street
Hucknall Nottingham

burchell
edwards



Property Description

Welcome to this delightful two-bedroom mid-terrace property with an additional loft room, perfectly situated in the heart of Hucknall. Walking distance to local amenities and Hucknall's excellent transport links, making it an ideal choice for families, first-time buyers, or investors.

The property comprises of Lounge, Dining Room, Fitted Kitchen, and a cellar. To the first floor are the Two Bedrooms and Family Bathroom, and to the Second Floor is the Loft Room with lots of Storage! The Rear Garden is mainly laid lawn, with seating area, side access for bins.

Lounge

12' 2" x 11' 5" (3.71m x 3.48m)

Accessed via composite door leading into the lounge with a radiator and door to the dining room.

Dining Room

12' 2" x 12' 5" (3.71m x 3.78m)

Having access to the cellar, storage cupboard, double glazed window to the rear elevation, a radiator and stairs to the first floor.

Kitchen

11' 3" x 6' (3.43m x 1.83m)

Having wall and base units with work surface over, electric oven with gas hob, double glazed windows to the rear and side elevations, UPVC door to the side, tiled flooring, an extractor hood, plumbing and space for washing machine, a radiator, inset sink with mixer tap and wall mounted boiler.



First Floor

Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)

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

Bedroom Two

.6' 3" x 9' 10" (1.91m x 3.00m)

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

Bathroom

Having a bath with electric shower over, double glazed obscured window to the rear elevation, low level W.C, vanity wash hand basin, chrome heated towel rail and extractor.

Second Floor

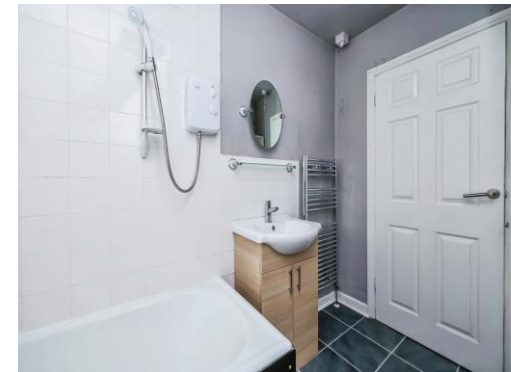
Loft Room

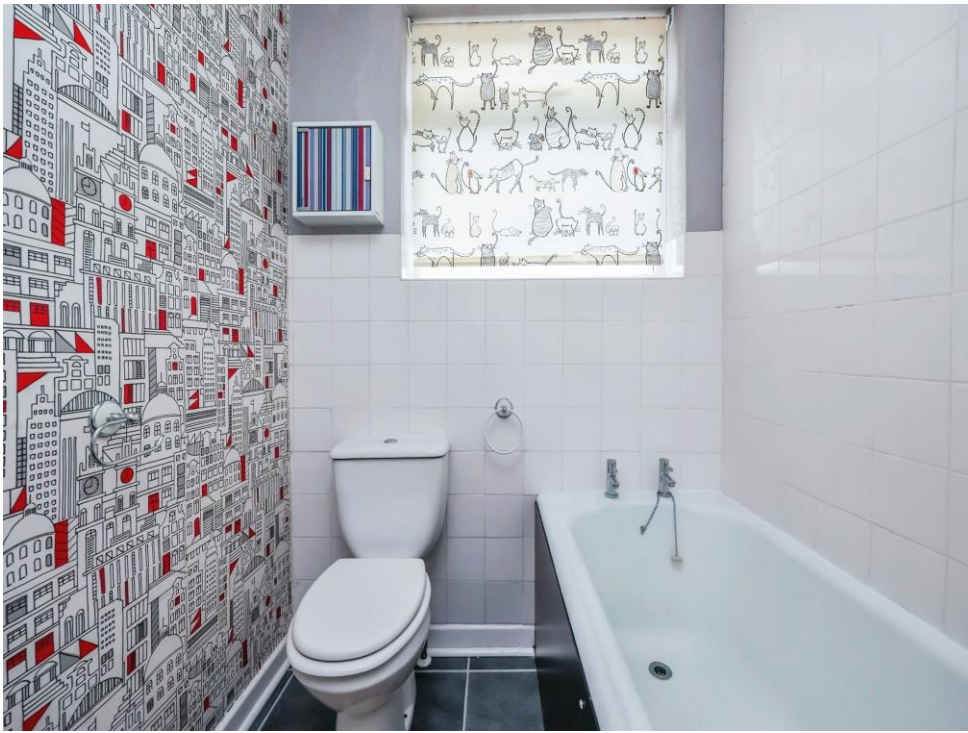
14' 3" x 10' 11" (4.34m x 3.33m)

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

Outside

To the rear the garden has a brick paved seating area, gated side access, laid lawn section with bushes.









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

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

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK104153



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK104153 - 0001