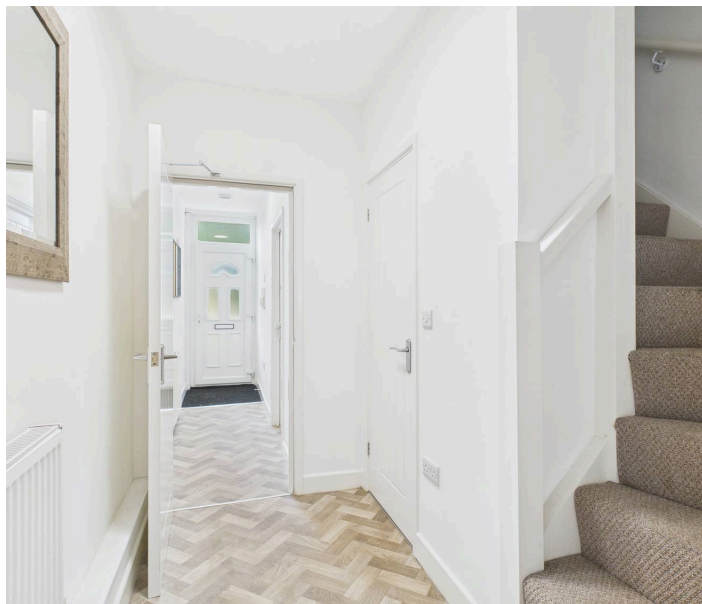




6 Linby Road, Hucknall – NG15 7TS

Guide Price **£210,000**

DavidJames
the estate agent



6 Linby Road

Hucknall, Nottingham

Well-presented 3-storey end terrace offered with no chain and ideal for investors seeking a former HMO! 4 spacious en-suite double bedrooms, open-plan dining/kitchen and a low-maintenance courtyard.

Council Tax band: A

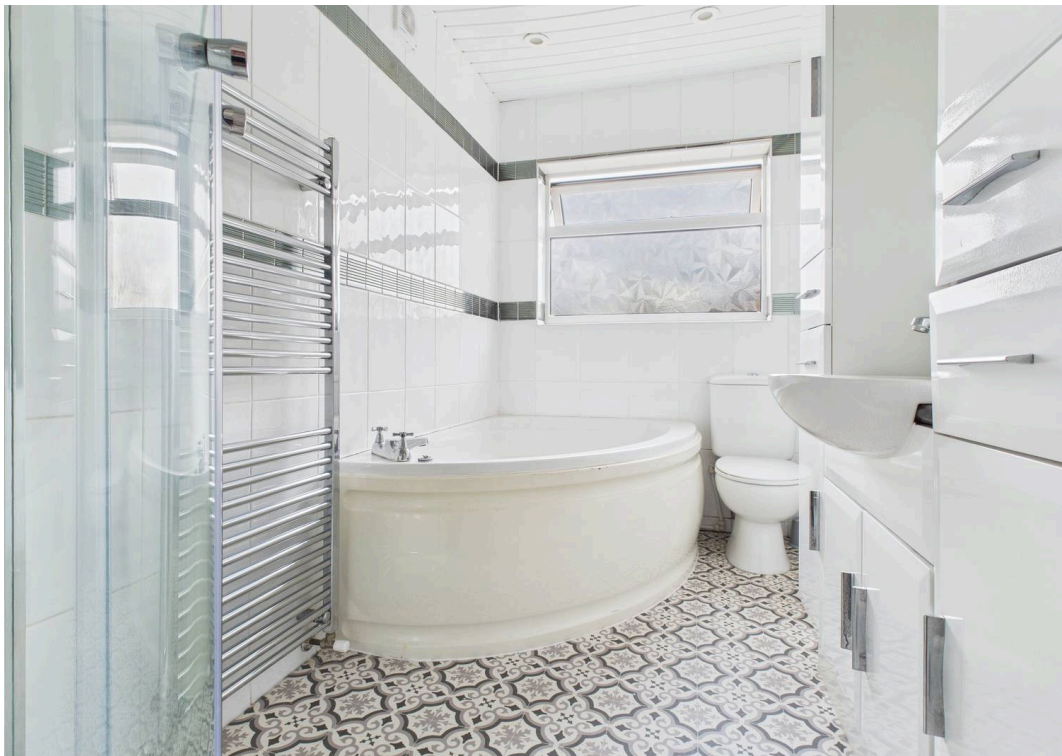
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented three-storey end terrace house
- Offered to the market with no upward chain
- Perfect for investors (previously utilised as a HMO - house of multiple occupancy)
- Sought-after location in Hucknall with excellent access to local amenities, supermarkets, trams and Hucknall Train Station
- Stylish shaker style kitchen with base and wall units and space for freestanding appliances
- Open-plan dining/kitchen with French doors overlooking the rear courtyard
- Four spacious double bedrooms (first floor rear bedroom with useful storage cupboard)
- Three en-suite shower rooms and one en-suite bathroom
- Four-piece en-suite bathroom with separate shower enclosure and corner bath
- Rear courtyard garden with useful brick storage







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

77.3 m²

833 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.