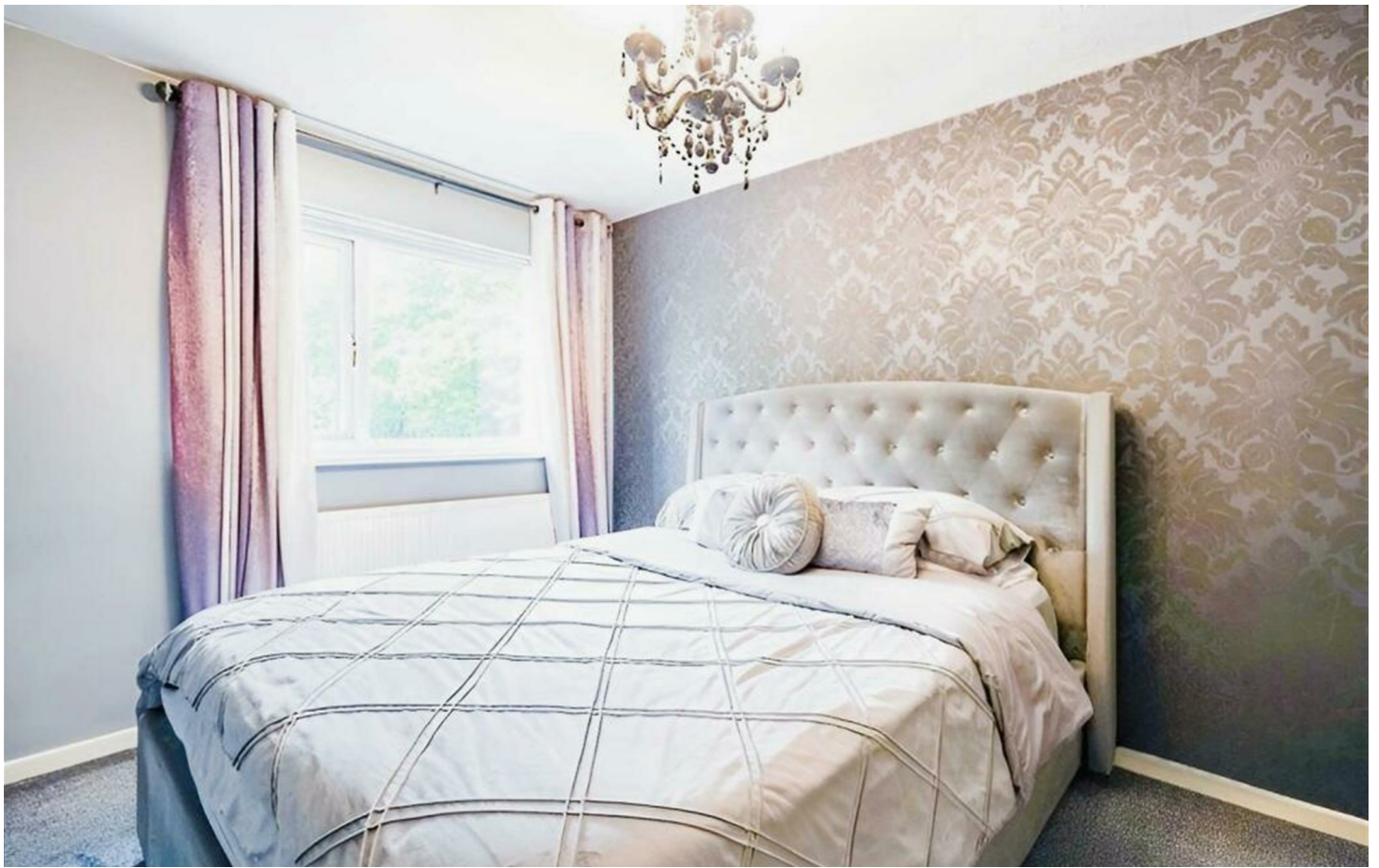


Christchurch Road,  
Hucknall, Nottingham  
NG15 6SA

**£175,000 Freehold**



CALLING ALL FIRST TIME BUYERS AND BTL INVESTORS!

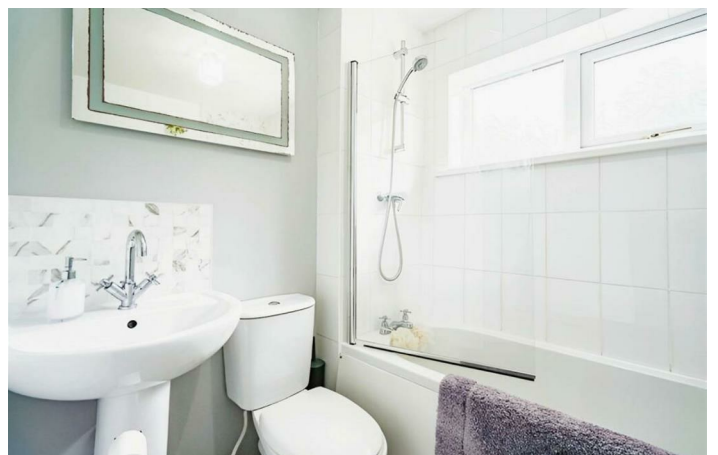
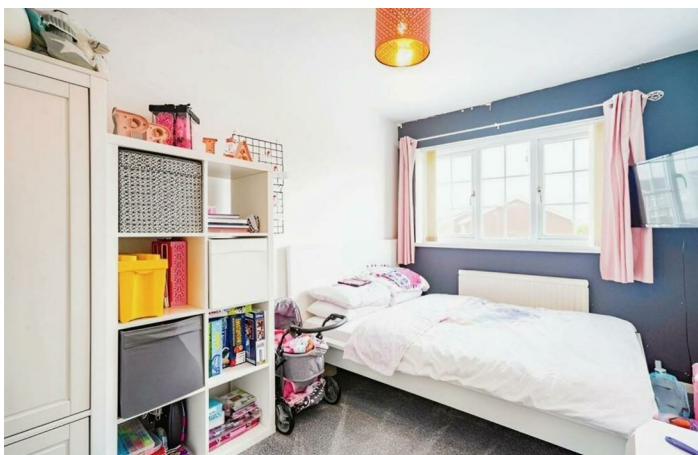
Robert Ellis Estate Agents are delighted to offer to the market this THREE bedroom mid terrace property situated in Hucknall, Nottingham.

This home is perfect if you are looking for a place to put on your own stamp.

The property is close to local schools, transport links and shops.

In brief the property comprises of; lounge, kitchen/diner, three bedrooms and a family bathroom.

DO NOT MISS OUT! CALL OUR ARNOLD OFFICE TODAY TO ARRANGE YOUR VIEWING.



### Entrance Hallway

Double glazed composite entrance door to the front elevation leading into the Entrance Hallway. Laminate flooring. Wall mounted radiator. Staircase leading to the First Floor Landing. Built-in storage cupboard. Internal door leading into:

### Lounge

15'0" x 12'0" approx (4.58 x 3.68 approx)

Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Feature electric fireplace. TV point

### Kitchen

14'11" x 11'10" approx (4.56 x 3.63 approx)

Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Sink and drainer unit with dual heat tap. Integrated electric oven. 4 ring gas hob with extractor unit above. Space and point for fridge and freezer.

### First Floor Landing

Carpeted flooring. Internal doors leading into:

### Bedroom 1

8'8" x 12'8" approx (2.65 x 3.87 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 2

12'0" x 7'10" approx (3.68 x 2.40 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 3

6'11" x 9'0" approx (2.13 x 2.76 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Bathroom

Double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. 3 piece suite comprising of a bath with mains fed shower above, hand wash basin with dual heat tap and WC

### Front of Property

To the front of the property there is a driveway providing off the road parking for 1-2 cars with brick wall surrounding

### Rear of Property

To the rear of the property there is an enclosed rear garden with a decked area and a laid to lawn area, shed with fencing surrounding.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

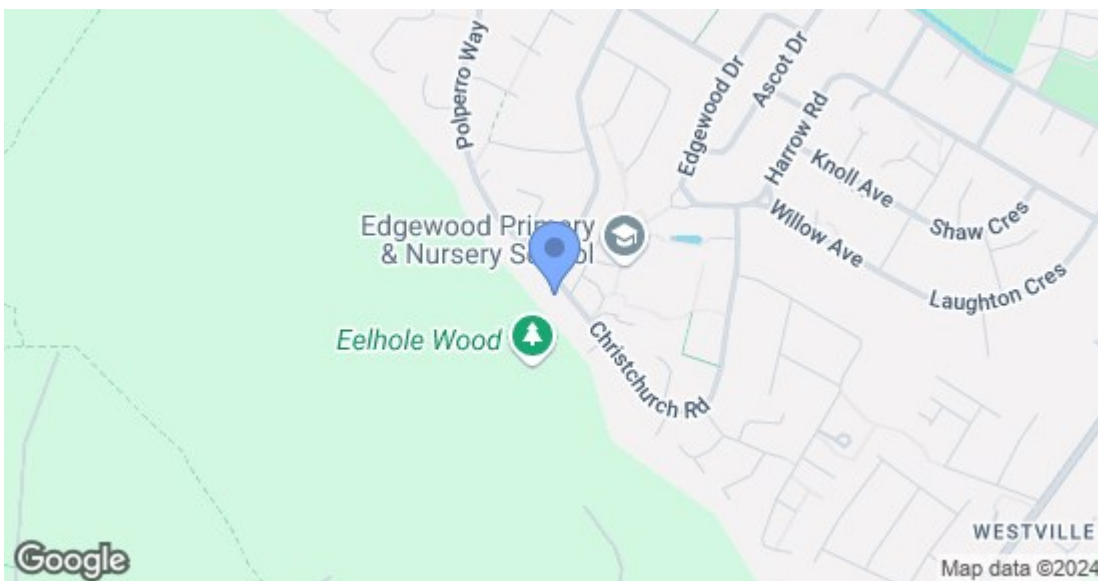
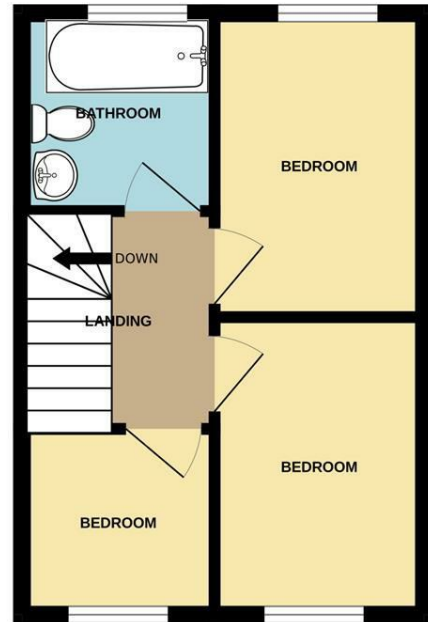
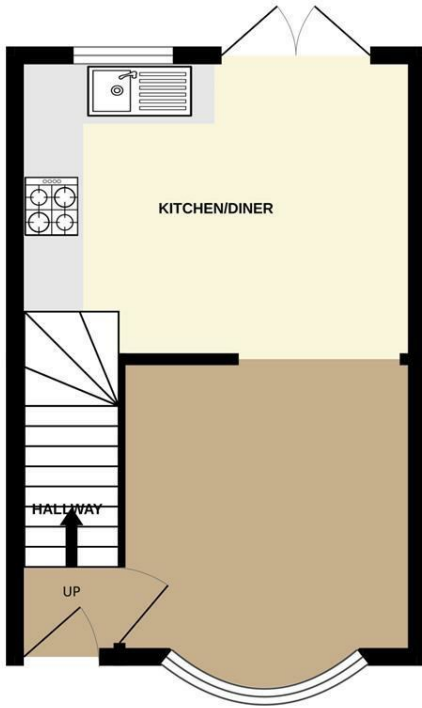
Other Material Issues: No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.