



**Hucknall Road**  
, Nottingham NG5 1NF

A TWO BEDROOM SEMI DETACHED HOME  
FOR SALE IN NOTTINGHAM!

**Offers In The Region Of**

£100,000 - - - - -

0115 648 5485



/robertellisestateagent



@robertellisea

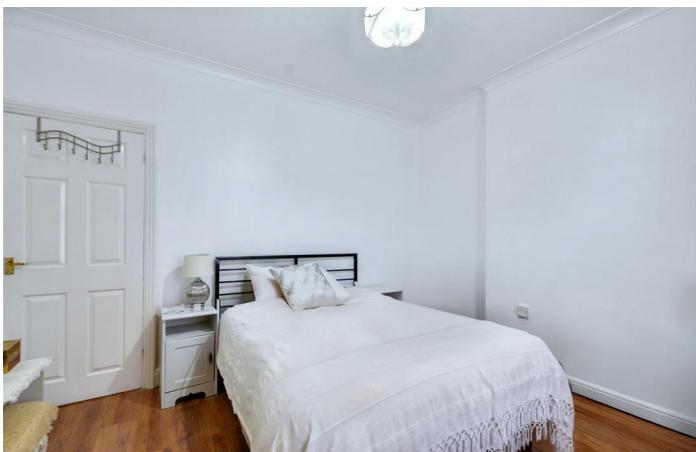


Robert Ellis Estate Agents are delighted to bring to the market this charming two bedroom semi-detached home, perfectly placed in a sought-after Nottingham location.

The property offers a surprisingly generous layout, featuring two inviting reception rooms that provide flexible space for both living and dining. The well-appointed kitchen sits to the rear, with access down to a useful cellar which is ideal for storage or future potential.

Upstairs, the home boasts two comfortable double bedrooms along with a well-presented family bathroom. Outside, there is on-road parking available and a fully enclosed rear garden, offering a private spot to relax or entertain.

The position of this home is a real highlight, with excellent access to nearby schools, local shops and convenient transport links. The property is also within walking distance of the City Hospital, making it an attractive choice for professionals and families alike.



## Entrance Hallway

UPVC double glazed door to the side elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, coving to the ceiling, doors leading off to:

## Lounge

11'6" x 13'3" approx (3.35m x 3.96m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, electric fire with tiled hearth and surround, coving to the ceiling, laminate flooring, storage cupboard.

## Dining Room

11'7" x 11'5" approx (3.35m x 3.35m approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, electric fire, door leading through to the kitchen.

## Kitchen

7'0" x 11'3" approx (2.16m x 3.35m approx)

Tiled flooring, tiled splashbacks, two UPVC double glazed windows to the side elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, electric oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted radiator.

## First Floor Landing

Carpeted flooring, doors leading off to:

## Bedroom One

11'6" x 10'6" approx (3.35m x 3.05m approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling.

## Bedroom Two

11'1" x 8'5" approx (3.35m x 2.44m approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, coving to the ceiling.

## Bathroom

11'4" x 7'0" approx (3.35m x 2.31m approx)

UPVC double glazed window to the rear elevation, laminate flooring, tiled splashbacks, built-in storage, vanity wash hand basin with mixer tap, WC, panelled bath with mixer tap and shower attachment.

## Cellar

## Outside

## Rear of Property

To the rear of the property there is an enclosed rear garden with patio, steps leading to further garden area, brick built store, fencing and hedging to the boundaries, side gated access to the front of the property.

## Front of Property

To the front of the property there is a walkway to the property, on street permit parking.

## Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

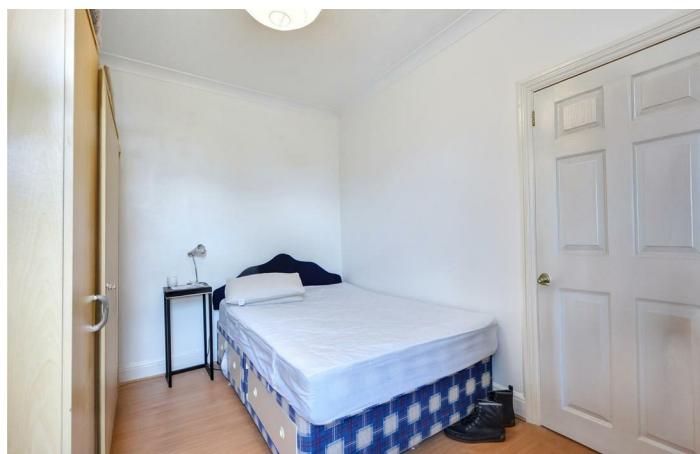
Flood Risk: No flooding in the past 5 years

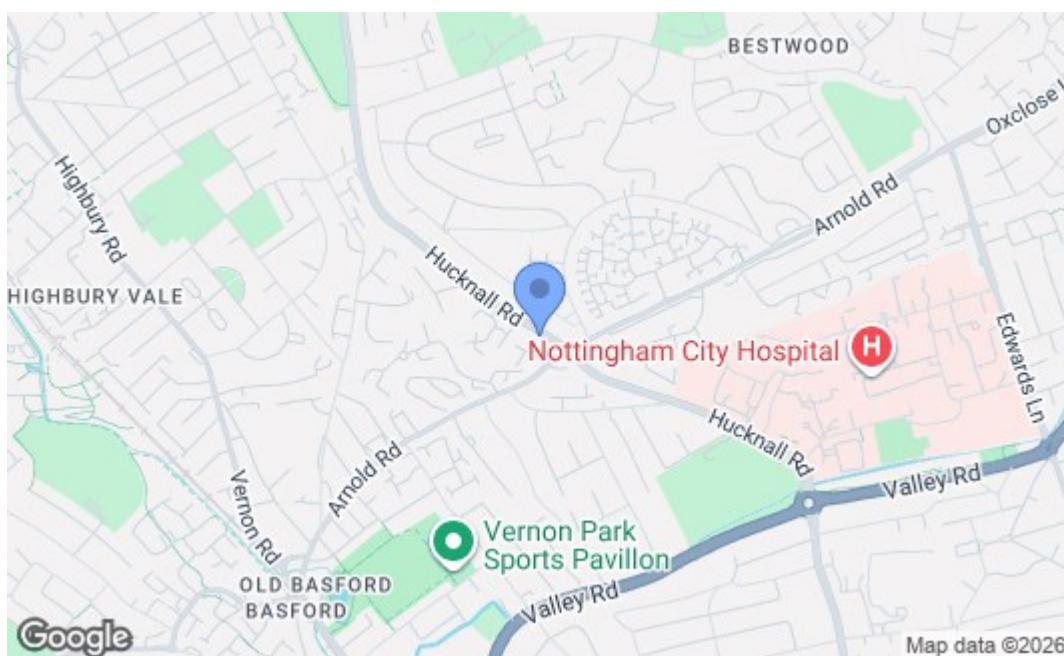
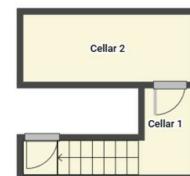
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	54
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.