



## Three bedroom Semi-Detached House located in Hucknall.

Asking Price Of  
£200,000

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# 7 Wings Drive Hucknall Nottingham NG15 6FT

## FULL DESCRIPTION

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Merritt Estates are pleased to bring to the market this three-bedroom semi-detached property, situated in a generous plot with a well maintained enclosed and private rear garden.

The accommodation offers entrance hall, larger than average kitchen with a UPVC double glazed door leading to a car port and spacious living room with patio doors opening onto the enclosed rear garden.

To the first floor are two double bedrooms and a third single. Family Bathroom, of neutral décor with separate shower cubicle and bath, W/C, sink and heated towel radiator.

Outside the property to the front, car standing for multiple vehicles and car port to the side. To the rear is the enclosed garden with patio, garden shed and lawned area.

Offered to the market with vacant possession and no upward chain

Ideal for a first-time buyer or investor.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman



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EPC

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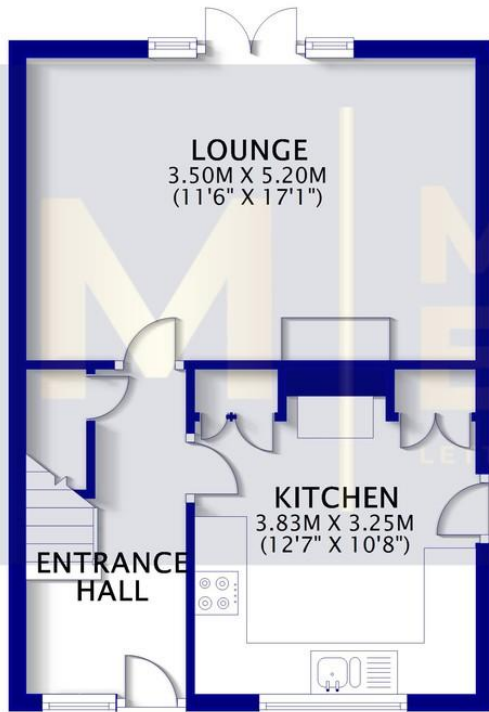


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN

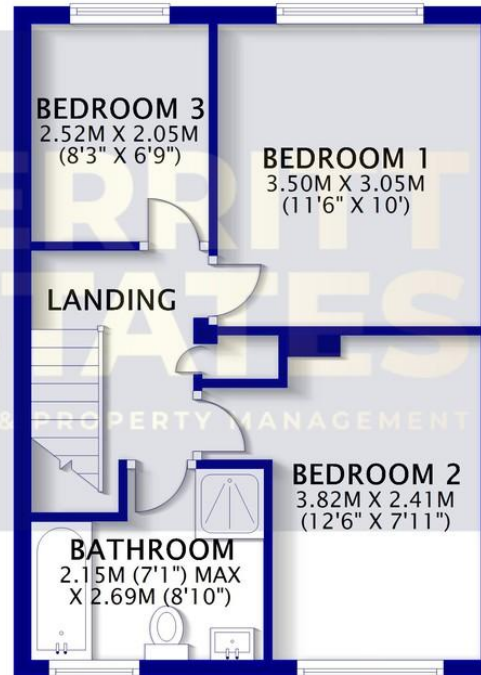
### GROUND FLOOR

APPROX. 38.5 SQ. METRES (414.2 SQ. FEET)



### FIRST FLOOR

APPROX. 37.8 SQ. METRES (406.8 SQ. FEET)



TOTAL AREA: APPROX. 76.3 SQ. METRES (821.0 SQ. FEET)

### CONTACT

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