



28 Beardall Street
Hucknall, Nottingham NG15 7RP
£135,000

- A THREE BEDROOM TERRACED HOUSE IN NEED OF SOME REFURBISHMENT
- ENCLOSED REAR GARDEN
- CLOSE TO THE POPULAR HUCKNAL TOWN CENTRE
- POTENTIAL INVESTMENT PROPERTY POSSIBLY ACHIEVING CIRCA £700 PCM, SUBJECT TO UPGRADING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GROUND FLOOR BATHROOM
- GOOD TRANSPORT LINKS INCLUDING TRAM & ACCESS TO THE M1 MOTORWAY
- OFF STREET PARKING ON SERVICE ROAD

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

Directions. From A611 take Watnall Road (B6009) into Hucknall and approximately a third of a mile turn right onto Beardall Street. Proceed along Beardall Street and the property can be found on the left-hand side of the road.

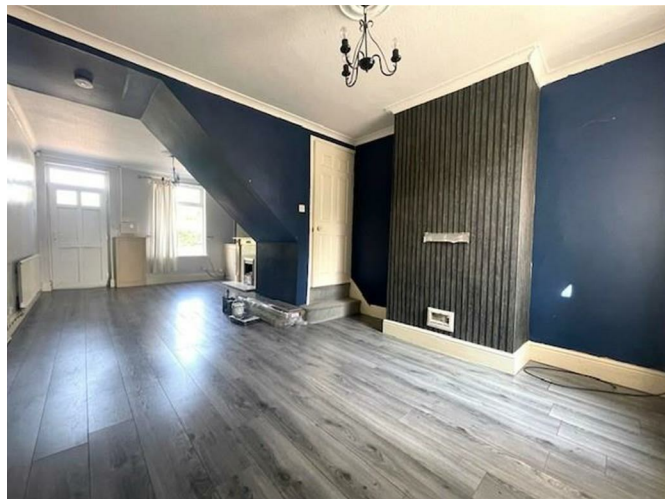
ACCOMMODATION COMPRISES

UPVC part glazed entrance door to:

LOUNGE/DINING ROOM

24'10" x 11'11" maximum (7.57m x 3.64m maximum)

Laminate floor, UPVC double glazed window to front elevation, radiator, gas fire in surround with marble hearth and through to:



KITCHEN

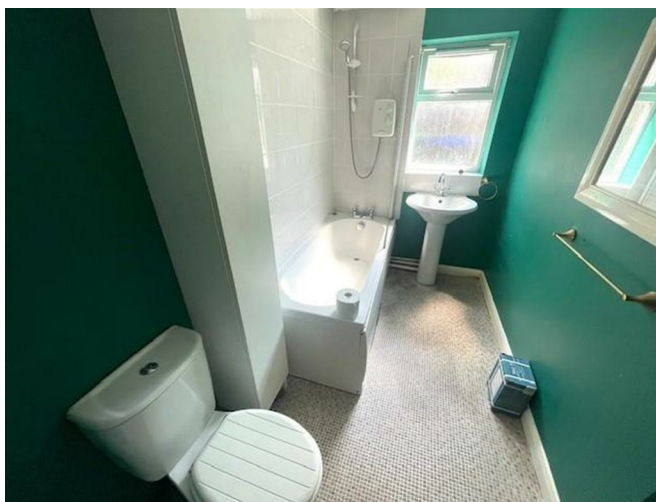
12'8" x 5'8" (3.88m x 1.73m)

Black wall and base units, granite effect roll edge worktops, plumbing for automatic washing machine, stainless steel sink and drainer with mixer tap, electric oven and gas hob, UPVC double glazed window to rear and part glazed opaque UPVC door to rear, vinyl floor, door to:

BATHROOM

9'8" x 5'8" maximum (2.97m x 1.73m maximum)

White three-piece suite comprising bath with electric shower over, sink and pedestal, W/C, radiator, extractor fan, vinyl floor, opaque UPVC double glazed window.



FIRST FLOOR

BEDROOM ONE

11'11" maximum x 10'4" (3.64m maximum x 3.15m)

Fitted carpet, radiator, UPVC double glazed window to front elevation, built-in cupboard



BEDROOM TWO

10'9" x 8'3" (3.29m x 2.52m)

UPVC double glazed window to rear elevation, radiator, cupboard housing the combi boiler, fitted carpet.



SECOND FLOOR

BEDROOM THREE

13'2" x 8'7" (4.03m x 2.64m)

Velux window, fitted carpet, radiator and storage cupboards to eves.



OUTSIDE

Rear garden being enclosed low maintenance concrete throughout, gate to rear accessway and outside tap.



Council tax band A (Ashfield District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5667/13.06.2024

LOCAL SCHOOLING

INFORMATION AS OF 17TH JUNE 2024:

Butler's Hill Infant and Nursery School. State School. Ofsted: Good. 0.3 miles

Broomhill Junior School. State School. Ofsted: Good. 0.3 miles

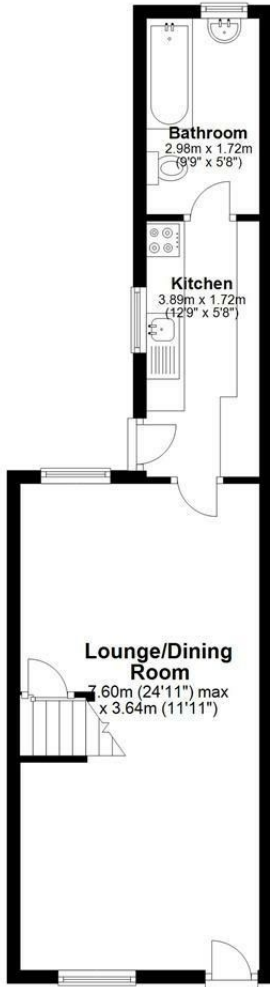
Beardall Fields Primary and Nursery School. State School. Ofsted: Good. 0.7 miles

Leen Mills Primary School. State School. Ofsted: Good. 0.8 miles

The National CofE Academy. State School. Ofsted: Good. 1.1 miles

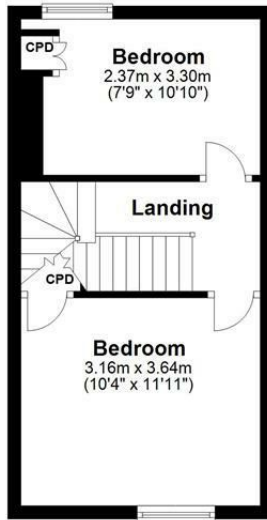
Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



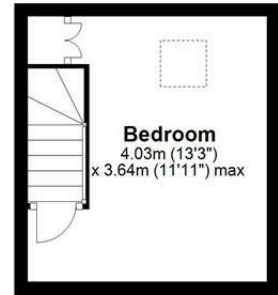
First Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



Second Floor

Approx. 14.7 sq. metres (157.9 sq. feet)



Total area: approx. 80.7 sq. metres (868.3 sq. feet)

Kristine Princes
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

