



Watnall Road, Hucknall, Nottinghamshire NG15 6FP

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£895 PCM



## EXCELLENT LOCATION...

This well-presented end-terrace home is located in a highly sought-after area, boasting excellent transport links into Nottingham City Centre and convenient access to a variety of local amenities, including shops, schools, and parks. Ready for immediate occupancy, the property offers spacious and stylish living throughout, including a modern fitted kitchen and a bright, generously proportioned living room with French doors leading out to the rear garden—perfect for indoor-outdoor living. Upstairs, the home features two well-sized bedrooms and a contemporary three-piece bathroom suite. Enhanced with additional security features, the property includes a fitted security alarm system, offering added peace of mind for homeowners. Outside, the front garden is lawned and includes courtesy lighting, an outside tap, and a wrought iron fence with gated access for increased privacy and security. The private, enclosed rear garden offers a blend of patio, lawn, and gravelled areas, complete with a raised planter, shed, and a brick wall boundary—ideal for relaxing or entertaining all year round. Further benefits include an allocated parking space at the rear, providing convenient off-street parking for one car. Don't miss out—contact us today to arrange a viewing!

## MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- One Allocated Parking Space To The Rear
- Popular Location
- Available Now
- 360 Virtual Tour

GROUND FLOOR

Kitchen

11'8" x 8'4" (3.58m x 2.56m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with mixer tap and drainer, an integrated oven, gas ring hob with extractor fan, integrated fridge freezer, washing machine and dishwasher. It also features a radiator, recessed spotlights, tiled splashback and tiled flooring, along with a UPVC double glazed window to the front and a composite door providing access to the accommodation

Living/Dining Room

16'0" x 11'9" (4.89m x 3.59m )

The living/dining room has a UPVC double-glazed window to the rear, carpeted flooring, two radiators, space for a dining table, a TV point, and French doors opening onto the rear garden.

FIRST FLOOR

Landing

11'5" x 6'0" (max) (3.48m x 1.85m (max))

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

9'10" x 9'1" (3.01m x 2.77m )

The first bedroom has a UPVC double-glazed window to the rear elevation, in-built wardrobe, a radiator, and carpeted flooring

Bedroom Two

12'1" x 6'6" (3.70m x 2.00m )

The second bedroom has a UPVC double-glazed window to the front elevation, a in-built wardrobe, a radiator, and carpeted flooring

Bathroom

8'4" x 4'11" (2.55m x 1.51m )

The bathroom has a UPVC double glazed obscure window to the front, a low-level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower and shower screen, recessed spotlights, an extractor fan, a radiator, partially tiled walls, and tiled flooring.


OUTSIDE


Front

To the front of the property is courtesy lighting, a lawn, an outside tap, a wrought iron boundary, and gates access.

Rear

To the rear of the property is an enclosed garden featuring a patio area, lawn, gravelled section, raised planter, shed, and a brick wall boundary with an allocated parking space providing off street parking

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 | 76      | 93  |
| (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 <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<br>2002/91/EC |  |



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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