



Sandy Lane, Hucknall, Nottingham, NG15 7GR
£145,000 Freehold


MARTIN & CO

Sandy Lane, Hucknall

2 Bedrooms, 1 Bathroom

£145,000

- Two Bedroom Mid-Terrace
- Ideal FTB or BTL
- Popular Location
- Close To Town Centre
- No Onward Chain
- Low Maintenance Rear Garden
- Freehold

Making an ideal first time purchase or buy to let investment, this two bedroom mid-terrace property is situated in this popular location just a short distance from Hucknall Town Centre. The accommodation briefly comprises of two reception rooms, a fitted kitchen, two double bedrooms and a fitted bathroom. Externally, there is a low maintenance rear garden and on road parking is available to the front. The property is also being offered to the market with no onward chain.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

RECEPTION ROOM 11' 11" x 11' 3" (3.63m x 3.43m)
Accessed through an external uPVC door with a fitted carpet, wall mounted radiator, fireplace and surround, uPVC double glazed window to the front elevation and ceiling light.

RECEPTION ROOM 12' 3" x 11' 11" (3.73m x 3.63m)
With a fitted carpet, under stairs storage cupboard, wall mounted radiator, stairs rising to the first floor, uPVC double glazed window to the rear elevation and ceiling light.

KITCHEN 11' 5" x 6' 7" (3.48m x 2.01m) With a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, vinyl floor covering, wall mounted radiator, two uPVC double glazed windows to the side elevation and door to the rear garden, ceiling light.

LANDING With fitted carpet, wall mounted radiator and

ceiling light.

MASTER BEDROOM 11' 11" x 11' 3" (3.63m x 3.43m)
With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 12' 3" x 9' 1" (3.73m x 2.77m) With a fitted carpet, uPVC double glazed window to the rear elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

BATHROOM Comprising of a bath with electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the rear and ceiling light.

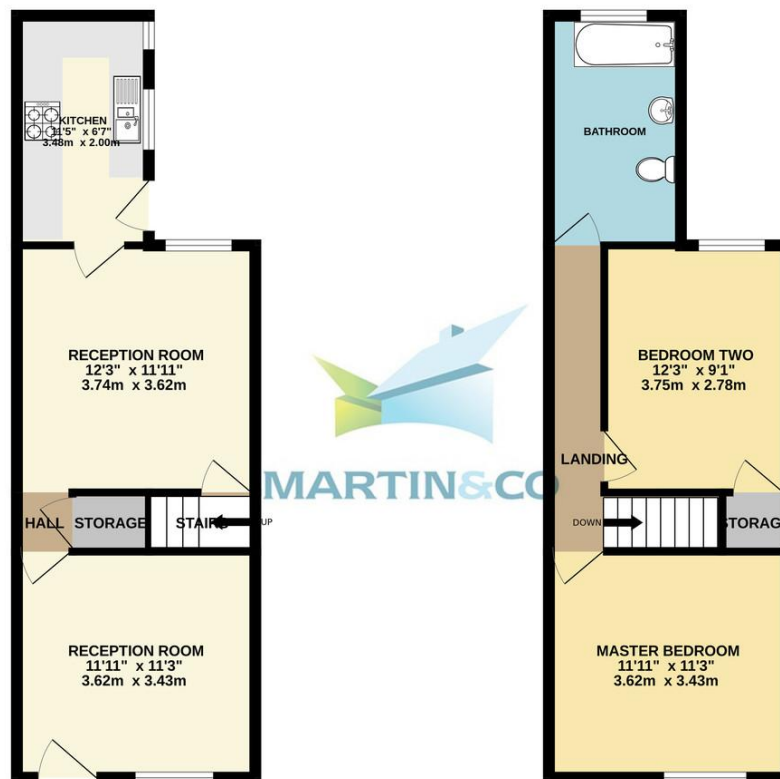
EXTERNAL The property offers a low maintenance rear garden which is mainly paved with an outhouse, fenced boundary and gate access. To the front is a small walled garden with on road parking available.





GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.