



Godber Road, Hucknall, Nottingham, NG15 6HL
£220,000 Freehold


MARTIN & CO

Godber Road, Hucknall

3 Bedrooms, 1 Bathroom

£220,000

- Three Bedroom Semi-Detached House
- Well Presented Throughout
- No Onward Chain
- Open Plan Kitchen/Diner
- Driveway
- Low Maintenance Rear Garden
- Freehold

Well proportioned throughout, this well presented three bedroom semi-detached property is situated in this popular residential location is being sold with no onward chain. The accommodation comprises of an entrance hall, lounge with bay window, open plan kitchen/diner which leads to a generously sized conservatory and ground floor w.c. To the first floor there are two good sized double bedrooms, a large single and a fitted bathroom. Externally, the property has ample off road parking to the front and a low maintenance south-east facing garden to the rear.

Energy Efficiency Rating

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



HALLWAY Accessed via an external uPVC door with ceramic tiled flooring, wall mounted radiator, uPVC double glazed window the side elevation, stairs rising to the first floor and ceiling light.

LOUNGE 12' 8" x 12' 8" (3.86m x 3.86m) With a fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

KITCHEN/DINER 18' 10" x 11' 11" (5.74m x 3.63m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, upstanding and splash back tiling, integrated electric twin oven, inset gas hob with extractor hood over, washing machine plumbing, ceramic floor tiling, uPVC double glazed window to the side elevation, wall mounted radiator and two ceiling lights.

CONSERVATORY 16' 1" x 13' 5" (4.9m x 4.09m) With a range of uPVC double glazed windows and French Doors leading to the rear garden, ceramic floor tiling,

two wall mounted radiators, ceiling light and three wall lights.

GROUND FLOOR WC With a low flush w.c, half pedestal wash hand basin, ceramic tiled flooring and wall tiling, fitted ceiling spotlights, chrome heated towel rail and opaque uPVC double glazed window to the side.

LANDING With a fitted carpet, uPVC double glazed window to the side elevation, storage cupboard, loft hatch and ceiling light.

MASTER BEDROOM 12' 11" x 10' 7" (3.94m x 3.23m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 4" x 9' 8" (3.45m x 2.95m) With a uPVC double glazed window to the rear elevation, fitted carpet, wall mounted radiator, storage alcove and ceiling light.

BEDROOM THREE 9' 6" x 7' 11" (2.9m x 2.41m) With a uPVC double glazed window to the front elevation, fitted carpet, wall mounted radiator, loft hatch and ceiling light.

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

EXTERNAL The property enjoys a landscaped south-east facing rear garden with two artificial lawn areas, patio area, shed and summer house with power and lighting, fenced boundary and secure gate access. To the front is a paved driveway providing ample off road parking.









Martin & Co Hucknall

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