



Polperro Way, Hucknall, Nottingham, NG15 6JW
£180,000 Freehold


MARTIN&CO

Polperro Way, Hucknall

3 Bedrooms, 1 Bathroom

£180,000

- Three Bedroom Town House
- No Onward Chain
- Single Garage
- Open Plan Living
- Popular Location
- Freehold
- Council Tax Band A

Being offered to the market with no onward chain this three bedroom town house is situated in this popular residential area and provides a buyer the perfect blank canvass to put their own mark on. The property briefly comprises of an entrance hall leading through to a lounge/diner and fitted kitchen. To the first floor and three bedrooms and a bathroom. The property offers both front and rear gardens and there is a single garage located in a block.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY Accessed via a uPVC door with fitted carpet, storage cupboard, stairs rising to the first floor and ceiling light.

LOUNGE/DINER 25' 1" x 12' (7.65m x 3.66m) The living area has wood effect laminate flooring, uPVC double glazed bow window to the front elevation and ceiling light and the dining area has wood effect laminate flooring, uPVC double glazed window and door leading out to the rear garden, wall mounted radiator and ceiling light.

KITCHEN 12' 1" x 7' 2" (3.68m x 2.18m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, integrated electric oven, inset electric hob and extractor hood over, vinyl floor covering, uPVC double glazed window to the rear elevation and fitted ceiling spotlights

LANDING With a fitted carpet, airing cupboard, loft

hatch and ceiling light

MASTER BEDROOM 12' 11" x 8' 10" (3.94m x 2.69m) With a fitted carpet, uPVC double glazed window the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 11' 10" x 7' 11" (3.61m x 2.41m) With a fitted carpet, uPVC double glazed window the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 8' 11" x 6' 10" (2.72m x 2.08m) With a fitted carpet, uPVC double glazed window the front elevation, wall mounted radiator, fitted over stairs storage and ceiling light

BATHROOM With a bath with mixer tap and shower attachment with riser over, low flush w.c., pedestal wash hand basin, ceramic floor tiling, part wall tiling, opaque uPVC double glazed window to the rear and ceiling light.

EXTERNAL The property offers an enclosed rear

garden with raised decking area, fenced boundary and secure gate access. To the front is a garden which is laid to lawn and there is on road parking available. Additionally, there is a single garage located within a block.









Floor 0



Floor 1

Approximate total area⁽¹⁾
728.15 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



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