



Orchid Croft, Hucknall, Nottingham, NG15 7EP

Guide Price £200,000-£210,000 Freehold



Orchid Croft, Hucknall

3 Bedrooms, 2 Bathroom

Guide Price £200,000-£210,000

- Three Bedroom Three Storey Town House
- Popular Location - Great Transport Links
- Spacious Interior
- No Onward Chain
- Low Maintenance Rear Garden
- Allocated Parking Space
- Freehold

GUIDE PRICE £200,000-£210,000. Situated in this popular residential development, this spacious three bedroom town house is situated in a cul-de-sac setting and is being offered with no onward chain. Suiting a wide range of buyers the property briefly comprises of an entrance hall, w.c., fitted kitchen, lounge/diner with French Doors to the rear garden, three well proportioned double bedrooms (master with en-suite shower room), a family bathroom and a low maintenance, enclosed rear garden alongside allocated, off road parking. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

GROUND FLOOR WC With a low flush w.c, pedestal wash hand basin, ceramic tiled flooring, opaque uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

LOUNGE/DINER With a fitted carpet, uPVC double glazed French Doors leading out to the rear garden, wall mounted radiator and ceiling light.

KITCHEN With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer with upstand, ceramic tiled flooring, washing machine and dishwasher plumbing, wall mounted radiator, uPVC double glazed window the front elevation and ceiling light.

FIRST FLOOR LANDING With a fitted carpet, wall mounted radiator, stairs rising to the second floor and

ceiling light.

BEDROOM TWO With a fitted carpet, two uPVC double glazed windows to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator and ceiling light.

BEDROOM THREE With a fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

SECOND FLOOR LANDING With a fitted carpet, storage cupboard, ceiling light and Velux window.

MASTER BEDROOM With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard, loft hatch and ceiling light.

EN-SUITE With a fitted suite comprising of a shower enclosure with an electric shower, low flush w.c, pedestal wash hand basin, vinyl floor covering, wall mounted radiator, Velux window and ceiling light.

EXTERNAL The property enjoys an enclosed south-east facing rear garden which is low maintenance with artificial lawn, a raised decking area, fenced boundary and secure gate access. There is also an allocated, off road parking space.

NOTES The property is to be sold on a freehold basis and there is an annual estate maintenance charge which is approximately £438 per annum.









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