



Christchurch Road, Hucknall, NG15 6SA
£170,000 Freehold


MARTIN&CO

Christchurch Road, Hucknall

2 Bedrooms, 1 Bathroom

£170,000

- Two Bedroom Semi-Detached Property
- Refitted Kitchen
- Ample Off Road Parking With A Long Driveway
- Well Proportioned South-East Facing Rear Garden
- No Onward Chain
- Popular Location

Situated in a popular residential location, this two bedroom semi-detached property is being offered to the market with no onward chain and makes a perfect first time purchase or investment opportunity. The accommodation in brief comprises of an entrance hall, refitted kitchen, lounge/diner with patio doors to the rear garden, two bedrooms both with fitted storage and bathroom. Externally, the property offers an enclosed south-east facing rear garden, front garden with



Energy Efficiency Rating

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

a driveway providing ample off road parking.

HALLWAY 11' 7" x 5' 4" (3.53m x 1.63m) Accessed via an external uPVC door with wood effect laminate flooring, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

KITCHEN 9' 5" x 5' 10" (2.87m x 1.78m) With a range of fitted high and low level units with a squared edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, tiled flooring, uPVC double glazed window to the front elevation and ceiling light.

LOUNGE/DINER 12' 4" x 11' 4" (3.76m x 3.45m) With fitted carpet, uPVC double glazed sliding door to the rear garden, wall mounted radiator, electric fire and surround and two ceiling lights.

LANDING With a fitted carpet, loft hatch and ceiling

light.

MASTER BEDROOM 11' 8" x 9' (3.56m x 2.74m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, storage cupboard and ceiling light.

BEDROOM TWO 8' 6" x 8' 5" (2.59m x 2.57m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, storage cupboard and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with an electric shower over, low flush w.c., pedestal wash hand basin, tiled flooring, part wall tiling, heated towel rail and ceiling light.

EXTERNAL There is an enclosed south-east facing rear garden which is mainly laid to lawn with a paved patio area, secure gate access and a fenced and hedge boundary. To the front is a laid to lawn garden and a driveway providing ample off road parking for

several vehicles.









Floor 0



Floor 1

Approximate total area⁽¹⁾
530.24 ft²

Reduced headroom
1.94 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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.

