



**Bodmin Avenue, Hucknall, NG15 6GY**  
£140,000 Freehold

  
**MARTIN&CO**

## Bodmin Avenue, Hucknall

1 Bedroom, 1 Bathroom

£140,000

- Modern One Bedroom Town House
- Open Plan Living
- Peaceful Cul-De-Sac Setting
- Allocated Off Road Parking
- Good Sized, West Facing Rear Garden
- Ideal FTB or BTL
- Unique Mezzanine Style Bedroom

Making for an ideal first time purchase or buy to let investment opportunity, this attractive one bedroom town house sits in a peaceful position towards the head of a quiet cul-de-sac. The property comprises of a porch leading to a spacious open plan lounge/diner with a fitted kitchen off. To the first floor there is a double bedroom situated in a unique, mezzanine style elevated above the living area creating for a spacious feel alongside a modern fitted bathroom.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Externally, there is a generously sized West facing rear garden and there is ample off road parking to the front. Early viewing is strongly recommended.

**PORCH** 4' 4" x 3' 6" (1.32m x 1.07m) Accessed via an external uPVC double glazed door and windows to the front and side elevations and tiled flooring.

**LOUNGE/DINER** 18' x 12' 1" (5.49m x 3.68m) With wood effect laminate flooring, dual aspect uPVC double glazed windows to the front and rear elevations and external door to the rear garden, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

**KITCHEN** 8' 2" x 5' 4" (2.49m x 1.63m) Comprising of a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, integrated electric oven, inset gas hob and extractor hood over, splash back tiling, washing machine plumbing, tiled flooring, uPVC double glazed window to the front elevation and ceiling light.

**LANDING** With fitted carpet and ceiling light.

**BEDROOM** 11' 9" x 10' 5" (3.58m x 3.18m) Situated in a rare mezzanine style elevated above the living area with fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, loft hatch and ceiling light.

**BATHROOM** Comprising of a panel bath with a mains fed mixer bar shower over, low flush w.c., half pedestal wash hand basin, tiled flooring, part wall tiling, opaque uPVC double glazed window to the front elevation, chrome heated towel rail and ceiling light.

**EXTERNAL** The property enjoys a well proportioned rear garden which is mainly laid to lawn with a paved patio area, fenced boundary and rear access. To the front is an allocated tandem length driveway providing ample off road parking.









## Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG  
T: 0115 871 5461 • E: [hcuknall@martinco.com](mailto:hcuknall@martinco.com)

**0115 871 5461**

<http://www.martinco.com>



**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.