

## **Dukes Court** **Nottingham** **NG15 7UX**



Welcome to this well-presented, three-bedroom, mid-terrace house located in the popular area of Hucknall. Built in 2008, this home offers modern, practical living and is ideally suited for first-time buyers, small families, or investors. The property benefits from two dedicated parking spaces to the front, providing immediate convenience upon arrival.

The heating system is served by a gas heat only boiler and has double glazing throughout.

The ground floor comprises a welcoming hallway starting with a Downstairs WC as you enter then a practical fitted kitchen, which includes an integrated electric oven and gas hob. To the rear of the house, you will find the lounge, a bright space that benefits from patio doors opening directly onto the private rear garden, which also features a useful storage shed.

Upstairs, the accommodation includes three bedrooms. The main bedroom is a comfortable double with fitted wardrobes and has the added benefit of a private en-suite shower room. This is complemented by two further single bedrooms and a family bathroom complete with a white suite and a bath. Positioned in a highly connected area, Dukes Court offers easy access to local amenities and the excellent transport links of Hucknall, including the tram and train services into Nottingham City Centre and beyond.

This property is being sold with No Upward Chain.

Viewing is highly recommended.

### **Disclaimer:**

The Agent has not tested any apparatus, equipment, fixtures, fittings, or services, and so cannot verify that they are in working order, fit for their purpose, or comply with current safety regulations. A buyer is advised to obtain verification from their solicitor or surveyor.

**Offers in the region of £189,995**

