



Bentinck Street  
Hucknall Nottingham

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edwards



## Property Description

Welcome to this delightful two-bedroom mid-terrace property with an additional loft room, perfectly situated in the heart of Hucknall. Walking distance to local amenities and Hucknall's excellent transport links, making it an ideal choice for families, first-time buyers, or investors.

The property comprises of Lounge, Dining Room, Fitted Kitchen, and a cellar. To the first floor are the Two Bedrooms and Family Bathroom, and to the Second Floor is the Loft Room with lots of Storage! The Rear Garden is mainly laid lawn, with seating area, side access for bins.

## Lounge

12' 2" x 11' 5" ( 3.71m x 3.48m )

Accessed via composite door leading into the lounge with a radiator and door to the dining room.

## Dining Room

12' 2" x 12' 5" ( 3.71m x 3.78m )

Having access to the cellar, storage cupboard, double glazed window to the rear elevation, a radiator and stairs to the first floor.

## Kitchen

11' 3" x 6' ( 3.43m x 1.83m )

Having wall and base units with work surface over, electric oven with gas hob, double glazed windows to the rear and side elevations, UPVC door to the side, tiled flooring, an extractor hood, plumbing and space for washing machine, a radiator, inset sink with mixer tap and wall mounted boiler.

## First Floor

### Bedroom One

12' 2" x 11' 5" ( 3.71m x 3.48m )

Having understairs storage, a radiator and double glazed window to the front elevation.

### Bedroom Two

.6' 3" x 9' 10" ( 1.91m x 3.00m )

Having double glazed window to the rear elevation and a radiator.

## Bathroom

Having a bath with electric shower over, double glazed obscured window to the rear elevation, low level W.C, vanity wash hand basin, chrome heated towel rail and extractor.

## Second Floor

### Loft Room

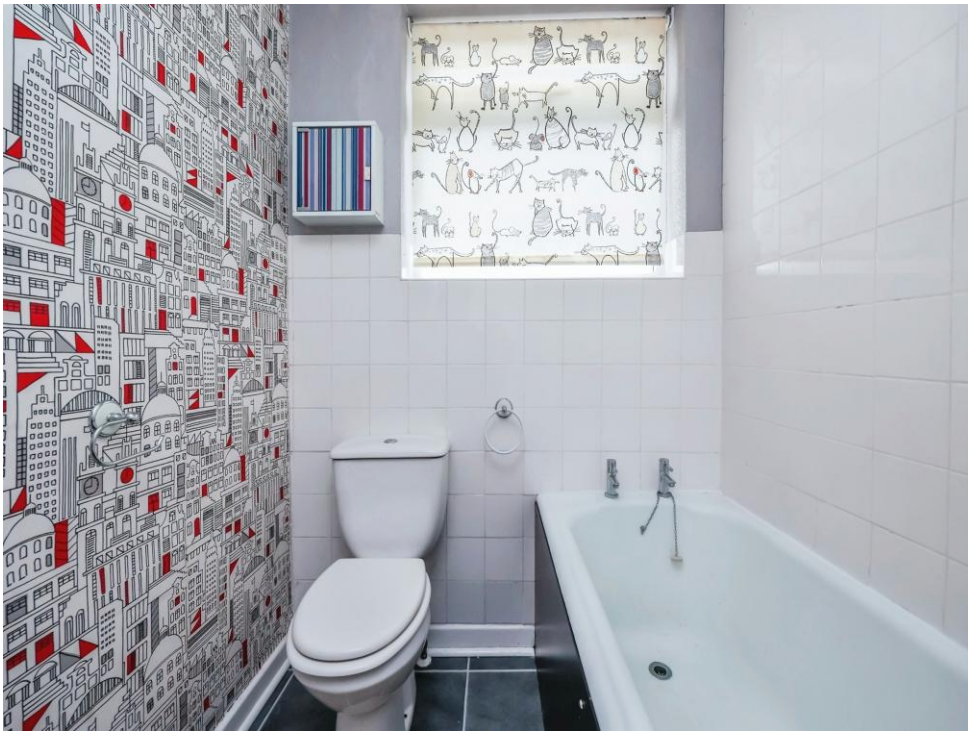
14' 3" x 10' 11" ( 4.34m x 3.33m )

Having a velux window to the front elevation, eaves storage and a radiator.

## Outside

To the rear the garden has a brick paved seating area, gated side access, laid lawn section with bushes.









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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: HUK104153 - 0008