

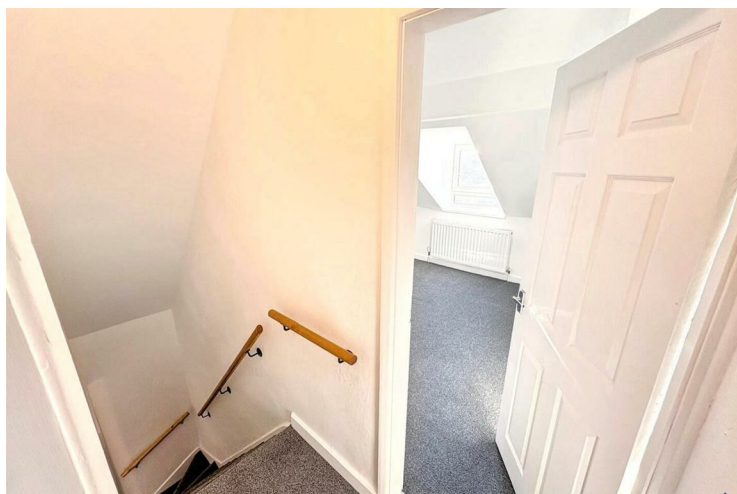


50 OCCUPATION ROAD NOTTINGHAM

£1,000 Per

A spacious and modern 2 storey 4 bedroom terraced house includes a low maintenance rear garden.

- To the entrance is a reception room.
- To the rear is an open plan kitchen / dining room. The modern kitchen includes fitted units and an integrated fridge / freezer.
- There is access to the cellar for additional storage.
- To the rear is a low maintenance garden with Astro turf and a shed building for storage.



- VIRTUAL TOUR AVAILABLE • Low maintenance rear yard • 3 double bedrooms and 1 single bedroom • Integrated fridge / freezer

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Ashfield District Council

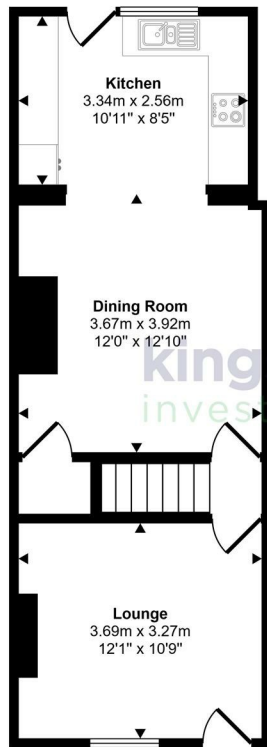
Any planning permission in the area: see planning.ashfield.gov.uk/planning-applications



- Close to public transport links • Close to schools and amenities • Hucknall town centre within easy reach • Sky light in Kitchen • Council tax band = A • EPC Rating = C



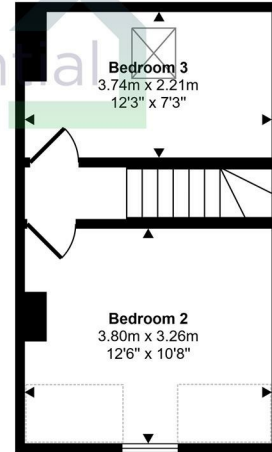
Approx Gross Internal Area
95 sq m / 1023 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft



First Floor
Approx 31 sq m / 336 sq ft



Second Floor
Approx 25 sq m / 266 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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