



- GUIDE PRICE £229,500 to £235,000
- 3 bedroom house
- Neutral décor and flooring throughout
- Gas central heating system & Double glazed throughout
- Kitchen area with integrated cooking facilities
- Downstairs WC & Bathroom with shower over bath
- Master bedroom with en-suite
- Garage to rear
- Excellent public transport links to Mansfield & Nottingham
- NO ONWARD CHAIN

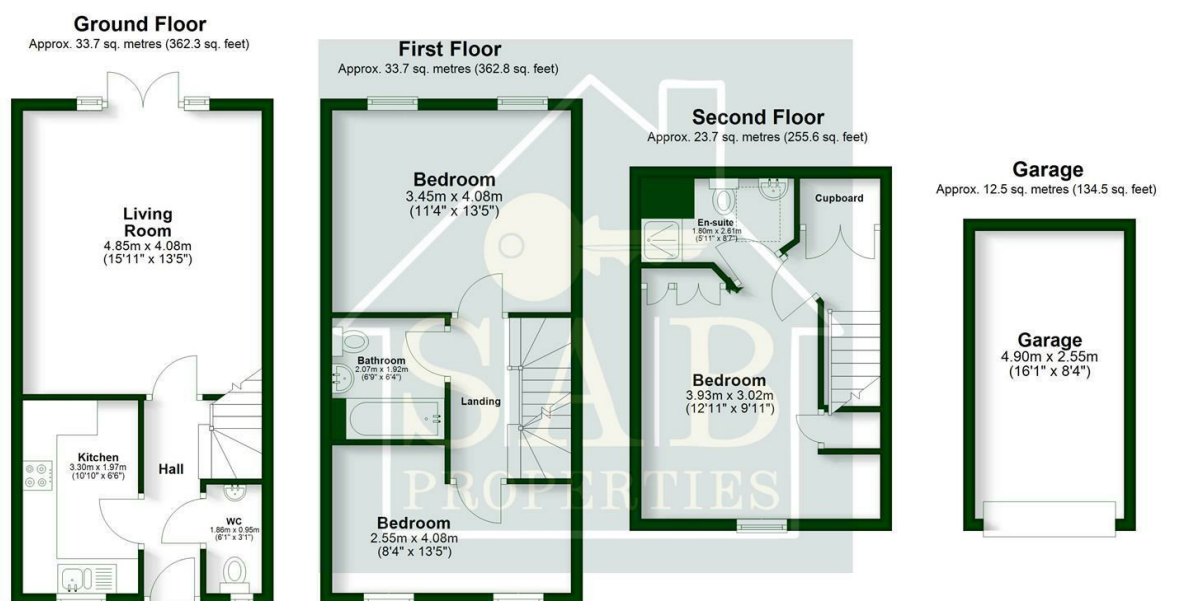
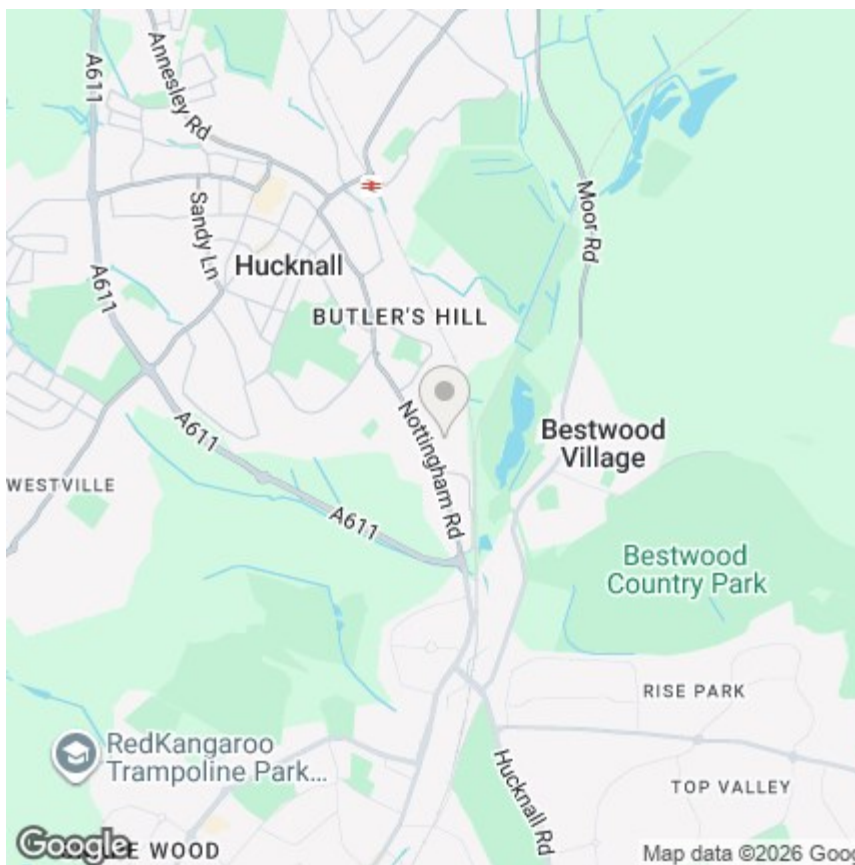
SAB Properties are pleased to offer this 3 bedroom Town-house, with the benefit of no onward chain. Spacious lounge/diner, downstairs WC, 3 bedrooms, master with en-suite, family bathroom. Neutral décor, and flooring. Gas central heating and combi boiler.

Nestled in a sought-after location, this well-presented three-bedroom detached home offers the perfect blend of comfort and modern living.

Located close to Hucknall town centre and tram stop and with good transport links to Nottingham and Mansfield.

## Burberry Avenue, Nottingham

£229,500



Total area: approx. 103.6 sq. metres (1115.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>75</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### Description

Step inside to discover a spacious and inviting lounge/diner, ideal for relaxing and entertaining with access to the rear garden. The stylish kitchen boasts ample storage space and sleek finishes. A downstairs W/C also completes the ground floor. Upstairs, the generous master bedroom benefits from a private en-suite, while two additional well-proportioned bedrooms share a modern family bathroom. Outside, the property features a private rear garden, mainly laid to lawn and a garage to the rear for convenient parking and storage.

Ideal for first time buyer or investment opportunity with a rental potential of £1150.00 per month

Situated in the town of Hucknall which offers excellent tram, bus and train links into Nottingham as well as good road links to junction 26 and junction 27 of the M1. The town offers a variety of primary schools, two secondary schools, leisure centre and a selection of doctors and dental practices. With town centre offering a cinema, library and selection of coffee shops and bars.



This delightful home is ready for it's next owners to move in and make it their own. Call us today to arrange a viewing.

(NB - Photographs are for illustration purposes only)

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

### Lounge / Diner

15'10" x 13'4" (4.85m x 4.08m)

Overlooking the rear garden, with UPVC double glazed window and French doors leading out. Neutral décor and flooring, wall mounted radiator and TV / telephone points. To the rear is space for a dining table and chairs.

### Downstairs WC

6'1" x 3'1" (1.86m x 0.95m)

Located from the entrance hallway, this space has a low level flush WC, a wash basin with fitted storage, wall mounted radiator, ceramic tiled flooring, partially tiled walls and a UPVC double-glazed window to the side elevation.

### Kitchen

10'9" x 6'5" (3.30m x 1.97m)

Range of wall and base units with rolled edge worktops, inset stainless steel sink and drainer unit, integrated 4 ring gas hob, electric oven and overhead extractor hood. Complimentary ceramic tiling to walls and floor. Plumbing for washing machine and dishwasher. UPVC double glazed window to front elevation.

### Master Bedroom

12'10" x 9'10" (3.93m x 3.02m)

Located to the second floor, this room has a UPVC double-glazed window to the front elevation, neutral décor and carpeted flooring. Wall mounted radiator and ample plug sockets. Built-in wardrobe for easy storage. Access to the boarded loft and access to the en-suite.

### Master En-Suite

5'10" x 5'3" (1.80m x 1.61m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, an electric shaving point, an extractor fan and a velux window.



### Bedroom 2

13'4" x 11'3" (4.08m x 3.45m)

This double bedroom has neutral décor and laminate flooring. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

### Bedroom 3

13'4" x 8'4" (4.08m x 2.55m)

The rear bedroom has neutral décor and wood effect laminate flooring. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

### Family Bathroom

6'9" x 6'3" (2.07m x 1.92m)

Suite comprising of bath, with electric shower over. Stainless taps, low level WC and pedestal wash basin with stainless taps. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted radiator and extractor fan UPVC double glazed window opaque window.

### Outside

To the front is a pebbled with slabbed pathway leading to front. On street parking to the front

To the rear of the property is a private enclosed garden with a fence panelled boundary, an artificial lawn, a patio area, decorative stones and a single wooden lockable gate providing access to the garage (4.90m x 2.55m) and additional driveway.

### Additional Information

- Electricity - Mains Supply
- Water - Mains Supply
- Heating - Gas Central Heating - Connected to Mains Supply
- Septic Tank - No
- Broadband - Openreach
- Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal - All 4G, most 3G & 5G available
- Sewage - Mains Supply
- Flood Risk - No flooding in the past 5 years
- Low risk of flooding
- Non-Standard Construction - No
- Any Legal Restrictions - No
- Other Material Issues - No

Council Tax - Ashfield District Council Band C

Electrical Safety Certificate valid until February 2027  
Gas safety Certificate valid until May 2026 - but will be done again

Flood Risk - No flooding in the past 5 years

### Tenure

Freehold  
Vacant possession on completion of sale

