

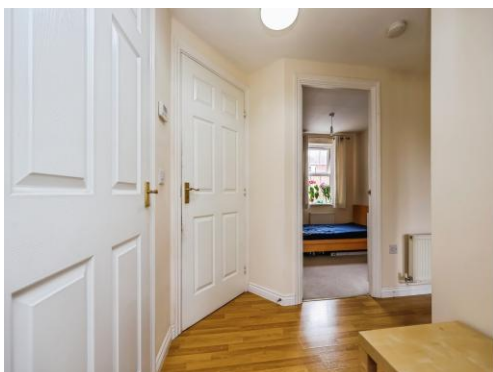


Bodill Gardens
Hucknall Nottingham

burchell
edwards

Bodill Gardens Hucknall Nottingham NG15 7SQ

for sale offers over
£115,000



Property Description

Great opportunity to own a two-bedroom first floor apartment. Ideally located within close proximity to local amenities, transportation links and good schools. Chain free!

The property comprises of entrance hallway, spacious lounge, family bathroom, kitchen, two bedrooms and comes with an allocated parking space.

Viewing is essential!

Entrance Hallway

Accessed via entrance door leading into the hall with a storage cupboard, a radiator and doors off to:-

Lounge

11' 2" x 14' 11" (3.40m x 4.55m)
Having two windows to the rear elevation and a radiator.

Kitchen

8' 10" Max x 8' 9" Max (2.69m Max x 2.67m Max)
Having wall and base units with work surfaces over, tiled flooring, inset sink, electric oven, gas hob, extractor fan, window to the side elevation, space for fridge, space and plumbing for washing machine.

Bedroom One

8' 9" x 11' 3" (2.67m x 3.43m)
Having a window to the front elevation, a radiator and built-in wardrobe.

Bedroom Two

7' 9" x 9' 6" (2.36m x 2.90m)
Having window to the front elevation and a radiator.

Bathroom

Having a bath with mains fed shower over, low level W.C, a radiator, extractor and pedestal wash hand basin.

Outside

Externally the property has one allocated parking space.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax
 Band: A

Service Charge:
 1578.90

Ground Rent:
 205.25

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/HUK104535

This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HUK104535 - 0012