



86 Byron Street
Hucknall, Nottinghamshire NG15 7ND
£169,950

GROUND FLOOR

LOUNGE

12'4" x 12'7" (3.78m x 3.84m)

Having window to the front elevation, Hardwood flooring, central heating radiator and door providing access to



KITCHEN/DINER

12'4" x 9'2" (3.78m x 2.80m)

Having window and UPVC door to the rear elevation, complete with a range of cabinetry and worktop surfaces. It features an inset sink and drainer, freestanding oven, plumbing in place for washing machine and dishwasher, with space for fridge freezer, tumble dryer and finished with lino flooring.

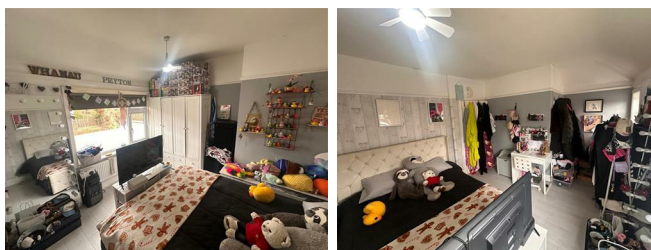


FIRST FLOOR

BEDROOM ONE

12'7" x 12'7" (3.84m x 3.85m)

Having windows to the front elevation, central heating radiator, and laminate flooring.



BEDROOM TWO

10'1" x 9'10" (3.09m x 3.00m)

Having window to the rear elevation, central heating radiator and laminate flooring.

BATHROOM

6'7" x 6'7" (2.03m x 2.03m)

Having window to the rear elevation, comprising of Bath tub, overhead Electric shower, WC and hand wash sink.



OUTSIDE



FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are

proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

| 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 | |

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

