



Victoria Street
Hucknall Nottingham





Property Description

The property features a welcoming lounge, leading through to a spacious open-plan dining kitchen, perfect for modern living. There is also the added benefit of a cellar, providing useful storage space.

To the first floor, there are the two bedrooms and a shower room plus further loft/hobby room located on the second floor.

Lounge

11' 3" x 12' 3" (3.43m x 3.73m)

Accessed via UPVC front door leading into the lounge where there is a double glazed window to the front, electric fire and a radiator.

Inner Hall

Having stairs off to the first floor and door to the dining room.

Dining Room

12' 3" x 12' 3" (3.73m x 3.73m)

Having double glazed window to the rear, electric fireplace, a radiator, wooden door to the cellar and being open with the kitchen.

Kitchen

17' 2" Max x 10' 11" Max (5.23m Max x 3.33m Max)

Having double glazed window to the rear elevation, UPVC door to the side, tiled flooring, wall and base units with work surfaces over, inset sink with mixer tap, electric hob, electric oven, extractor and glass splashback and plumbing for washing machine.



First Floor Landing

Having a radiator, stairs off to the loft room and doors off to:-

Bedroom One

.12' 3" x 11' 1" (3.73m x 3.38m)

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

Bedroom Two

9' 9" Max x 6' 9" Max (2.97m Max x 2.06m Max)

Having double glazed window to the rear, a radiator and storage cupboard.

Bathroom

Having low level W.C, pedestal wash hand basin, a radiator, double glazed obscured window to the rear, mains fed shower, bidet and cupboard housing the boiler.

Loft Room

13' 5" Max x 12' 3" Max (4.09m Max x 3.73m Max)

Having a radiator, double glazed window to the rear and over stairs storage.

Outside

To the rear is a low maintenance yard which is paved and is fully enclosed

Agency Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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