



Marriotts  
FOR SALE  
0115 953 6644  
marriotts.net

438 Hucknall Road, Sherwood, NG5 1FX

£275,000



Marriotts



# 438 Hucknall Road Sherwood, NG5 1FX

- Three double bedrooms
- Lounge and separate dining room
- Large mature plot
- Hallway with dog-leg staircase
- Kitchen and downstairs toilet
- NO UPWARD CHAIN

A traditional bay-fronted semi-detached house with **THREE DOUBLE BEDROOMS**, just a short distance from Valley Road (Ring Road), providing great links to surrounding areas and services including Wollaton Hall Park, QMC and the City Hospital, which is literally just the other side of Valley Road. The property has a spacious entrance hall with dog-leg staircase, bay fronted dining room, separate rear living room, kitchen, rear entrance and downstairs toilet with a large mature plot and gardens with ample parking, detached garage and rear outbuildings. Upstairs there are three double bedrooms and a bathroom. For sale with **NO UPWARD CHAIN!!**

£275,000



## Entrance Hall

Front entrance door, radiator, dog-leg staircase leading to the first floor with the under stair cupboard, housing the fuse board and smart electric meter. Doors lead to both reception rooms.

## Dining Room

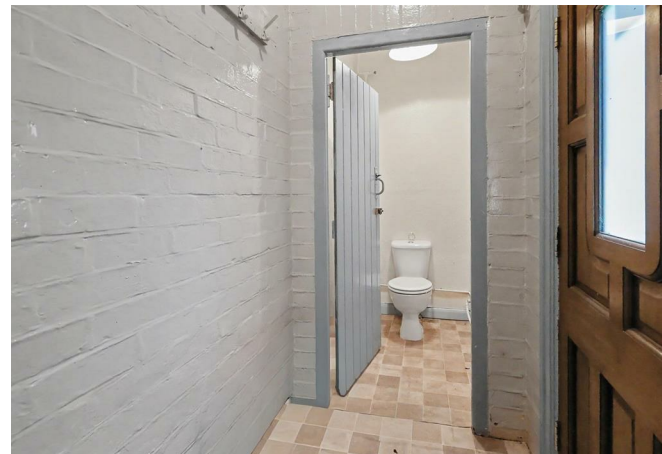
UPVC double-glazed bay window to the front, original ceramic tiled fireplace and hearth.

## Living Room

Marble fireplace and hearth with provisions for a gas fire and decorative Mahogany coloured surround. UPVC double-glazed rear window, radiator and door through to the kitchen.

## Kitchen

A range of wall and base units with worktops, stainless steel sink unit and drainer, electric cooker point and plumbing for a washing machine. Radiator, walk-in shelved pantry cupboard, UPVC double-glazed rear window and door through to the rear entrance lobby and downstairs toilet.



### Rear Entrance Lobby

With a side door to the outside and a door to the downstairs toilet with a dual flush toilet and side window.

### First Floor Landing

Loft access and doors to all bedrooms and bathroom.

### Bedroom 1

UPVC double-glazed window to the rear, radiator and cupboard housing the Baxi combination gas boiler.

### Bedroom 2

Original decorative cast iron fireplace and hearth, UPVC double-glazed bay window to the front and radiator.

### Bedroom 3

Original decorative cast iron fireplace and hearth, UPVC double glazed rear window and radiator.

### Bathroom

With fully tiled walls, the suite consists of a corner bath with main shower, pedestal wash basin and toilet. Radiator, wood-style flooring and UPVC double-glazed front window.

### Outside

There is a gated driveway provided parking for several vehicles, plus a detached concrete sectional garage and side lockable gated access to the rear. To the rear is a halogen security light, outside tap and out-buildings, consisting of a small integral store and door to a further larger integral store room. Great-sized lawn with mature trees, enclosed with a concrete post and a fenced panelled perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

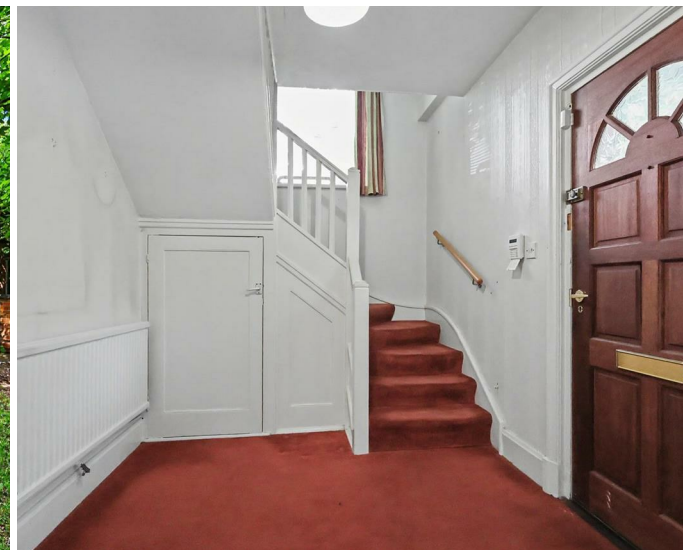
ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bedroom 1

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:







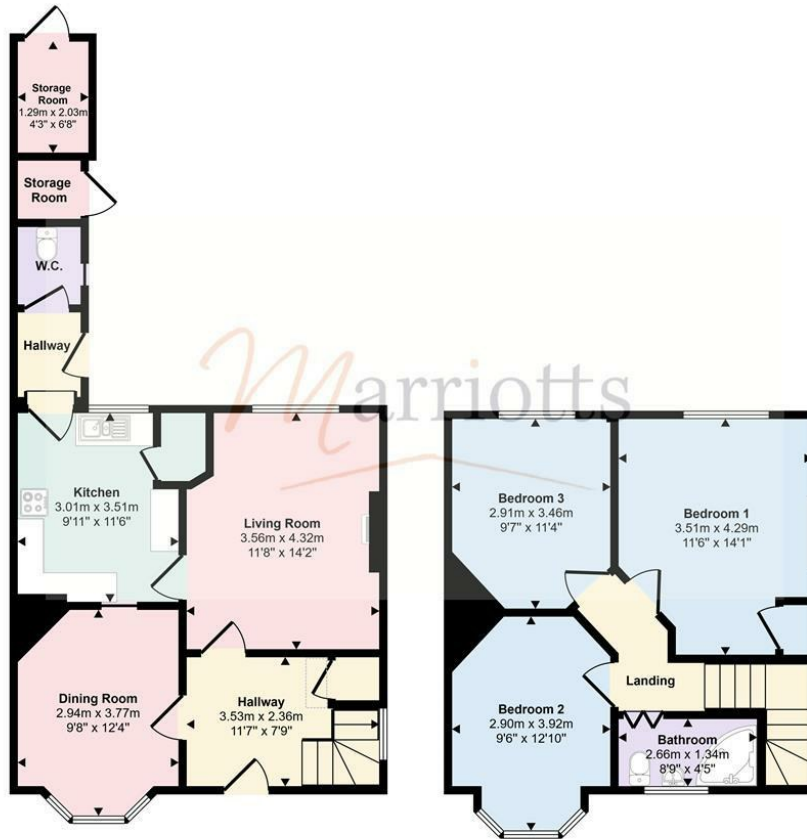
**MAINS ELECTRICITY PROVIDER:**  
**MAINS WATER PROVIDER:** Severn Trent  
**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:** no  
**BROADBAND AVAILABILITY:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom -  
Broadband and Mobile coverage checker.  
**ELECTRIC CAR CHARGING POINT:** not available.  
**ACCESS AND SAFETY INFORMATION:**

**\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.**





Approx Gross Internal Area  
101 sq m / 1083 sq ft



Ground Floor  
Approx 54 sq m / 586 sq ft

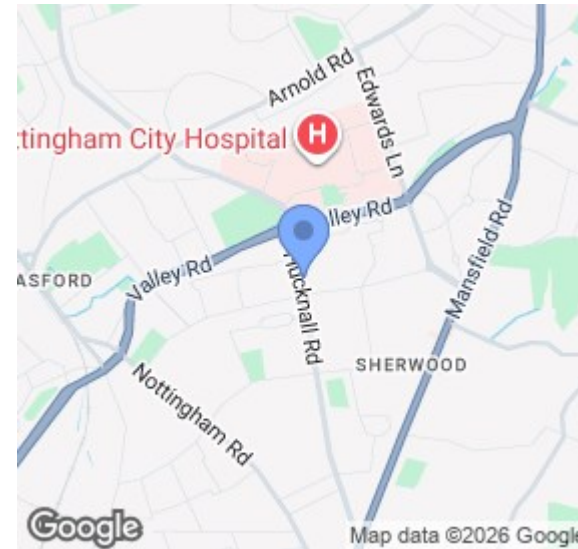
First Floor  
Approx 46 sq m / 497 sq ft

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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

