



Querneby Road
Nottingham

burchell
edwards



Property Description

The ground floor features two generous reception rooms, providing flexible living and dining space, alongside a fitted kitchen. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from on-street parking and is conveniently located close to a range of local amenities, excellent transport links, schools, and nearby green spaces.

Offered to the market with no onward chain, the property is vacant and ready for immediate occupation, making it an excellent opportunity for purchasers seeking a straightforward move.

Lounge

Accessed via UPVC door with a radiator, window to the front, understairs storage and leading to the dining room.

Dining Room

Having window to the rear, a radiator and stairs off to the first floor.

Kitchen

Having windows to the rear and side elevations, wooden door to the side, a radiator, wall and base units with work surfaces over, sink with drainer and mixer tap over, electric oven and hob with extractor hood over and space and plumbing for washing machine.

First Floor

Bedroom One

Having window to the front elevation, a radiator, over stairs storage and loft access.

Bedroom Two

Having window to the rear elevation and a radiator.

Bathroom

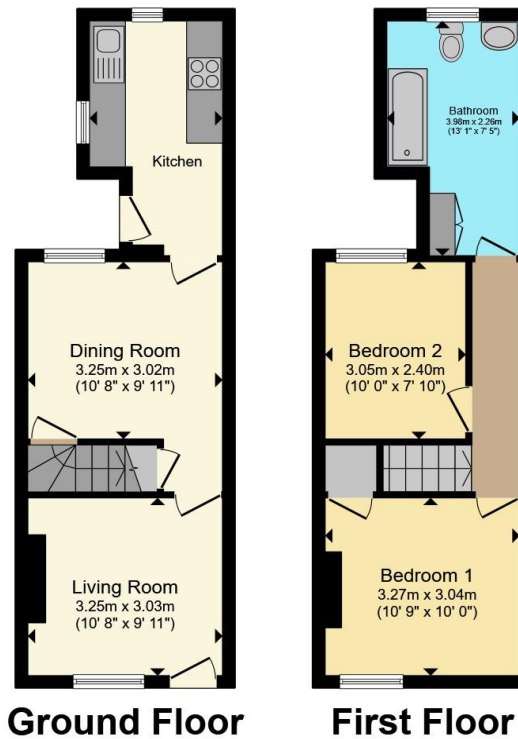
Having pedestal wash hand basin, a bath, obscured window to the rear elevation and low level W.C.

Outside

To the rear the garden has a laid lawn section with side access, patio seating area and brick outbuilding.







Total floor area 61.7 m² (664 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105120



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK105120 - 0003