

Minerva Grove, Hucknall, NG15 8GW

£175,000 Freehold

MARTIN&CO

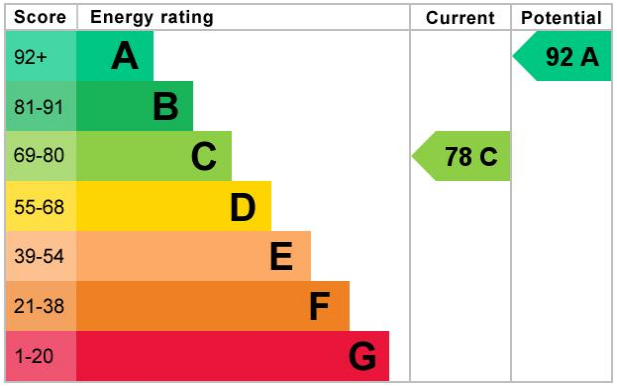
Minerva Grove, Hucknall

2 Bedrooms, 1 Bathroom

£175,000

- Two Bedroom Town House
- Lounge/Diner With French Doors To Rear Garden
- Double Width Driveway
- Quiet Cul-De-Sac Setting
- Enclosed Rear Garden
- Popular & Sought After Development
- Perfect First Time Purchase Or Buy To Let Opportunity

Peacefully nestled towards the end of this quiet cul-de-sac this two bedroom town house makes for an ideal first time purchase or buy to let opportunity. The accommodation briefly comprises of an entrance hall, cloakroom, fitted kitchen and lounge/diner with French Doors to the rear garden on the ground floor. To the first floor there are two well proportioned double bedrooms and a modern fitted bathroom. The property enjoys an enclosed rear garden and









there is a double width driveway to the front providing off road parking or two vehicles. Early viewing is strongly recommended.

HALLWAY 10' 11" x 3' 7" (3.33m x 1.09m) Accessed via an external door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin, wood effect laminate flooring, part wall tiling, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

KITCHEN 10' 10" x 5' 4" (3.3m x 1.63m) Comprising of a range of high and low level fitted units with a rolled edge worktop over incorporating a stainless steel sink and drainer with upstand, integrated electric oven, inset gas hob with splashback and extractor hood over, washing machine plumbing, wood effect flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

LOUNGE/DINER 13' 11" x 12' 5" (4.24m x 3.78m) With wood effect laminate flooring, uPVC double glazed French Doors to the rear garden, wall mounted radiator and ceiling light.

LANDING With wood effect laminate flooring, loft hatch and ceiling light.

MASTER BEDROOM 12' 7" x 9' 8" (3.84m x 2.95m) With wood effect laminate flooring, two uPVC double glazed windows to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

BEDROOM TWO 12' 6" x 8' 5" (3.81m x 2.57m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, wall mounted radiator and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is mainly laid to lawn with a fenced boundary and gate access. To the front is a double width driveway providing off road parking for two vehicles.























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