



Annesley Road
Hucknall Nottingham

burchell
edwards

Annesley Road Hucknall Nottingham NG15 7DR

for sale
£300,000



Property Description

A well presented house of multiple occupancy if currently occupied and offers a great income stream.

On the ground floor there is an entrance hallway which gives access to the communal kitchen area which has integrated cooking appliances.

To the first floor there are two en-suite bedrooms, one double and one single, each having shower toilet and sink.

On the second floor there are a further two double rooms, both with en-suite shower rooms

There is also a self contained ground floor studio apartment which has a modern kitchen with breakfast bar, spacious bedroom/living area and shower room.

There is also a spacious detached workshop with power and light and WC, which offers further potential for additional accommodation (subject to planning permissions)

Outside there is also an easy maintenance area which provides parking

Entrance Hallway

Entered into via UPVC double glazed front door with laminate flooring, a radiator and access to the kitchen and all rooms.

Kitchen

Having a range of wall and base units with work surfaces over, inset stainless steel sink and drainer, space and plumbing for washing machine, space for fridge freezer, extractor fan, integrated electric oven, integrated microwave, electric hob, laminate flooring and UPVC double glazed window to the front.

First Floor

Room B

Having UPVC double glazed window to the front elevation, central heating radiator and en suite.

En Suite

Having a double walk-in shower unit with mains fed shower, low level W.C and space saving sink, a radiator and extractor fan.

Room C

Having UPVC window to the rear elevation, central heating radiator and en suite.

En Suite

Having walk-in shower unit with mains fed shower, low level W.C and vanity wash hand basin, a radiator and extractor.

Room D

Having UPVC double glazed window to the front elevation, central heating radiator and en suite.

En Suite

Having shower cubicle with mains fed shower, low level W.C and space saving wash hand basin,

Room E

Having UPVC double glazed window to the rear, central heating radiator and en Suite.

En Suite

Having mains fed shower cubicle, low level W.C with wash hand basin over.

Flat A

Being a self-contained unit with its own access. Entered into via UPVC double glazed door.

Kitchenette

Having wall and base units with work surfaces over, integrated electric cooker, space for fridge freezer, inset stainless steel sink and drainer, breakfast bar and windows to the side and rear elevations.

Living Area/ Bedroom

Having door through to cellar.

Shower Room

Having shower cubicle with mains fed shower, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to the rear, heated towel rail and tiled splashbacks.

Outside

The property has an easy maintenance driveway and courtyard area which provides parking.

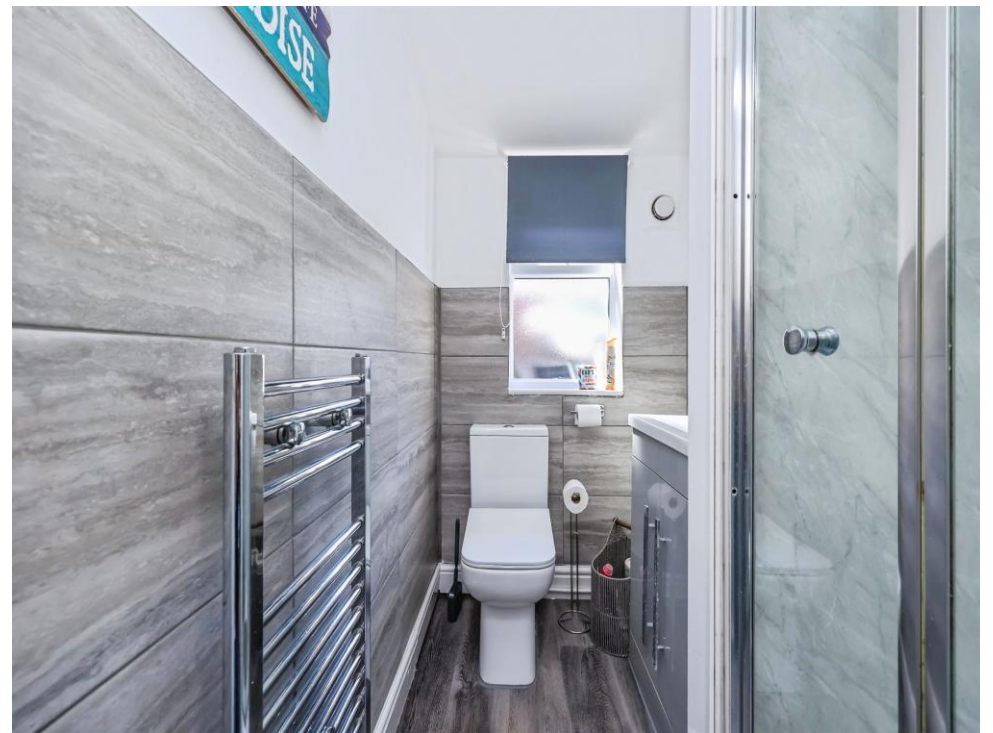
There is a easy maintenance rear garden area.

Workshop

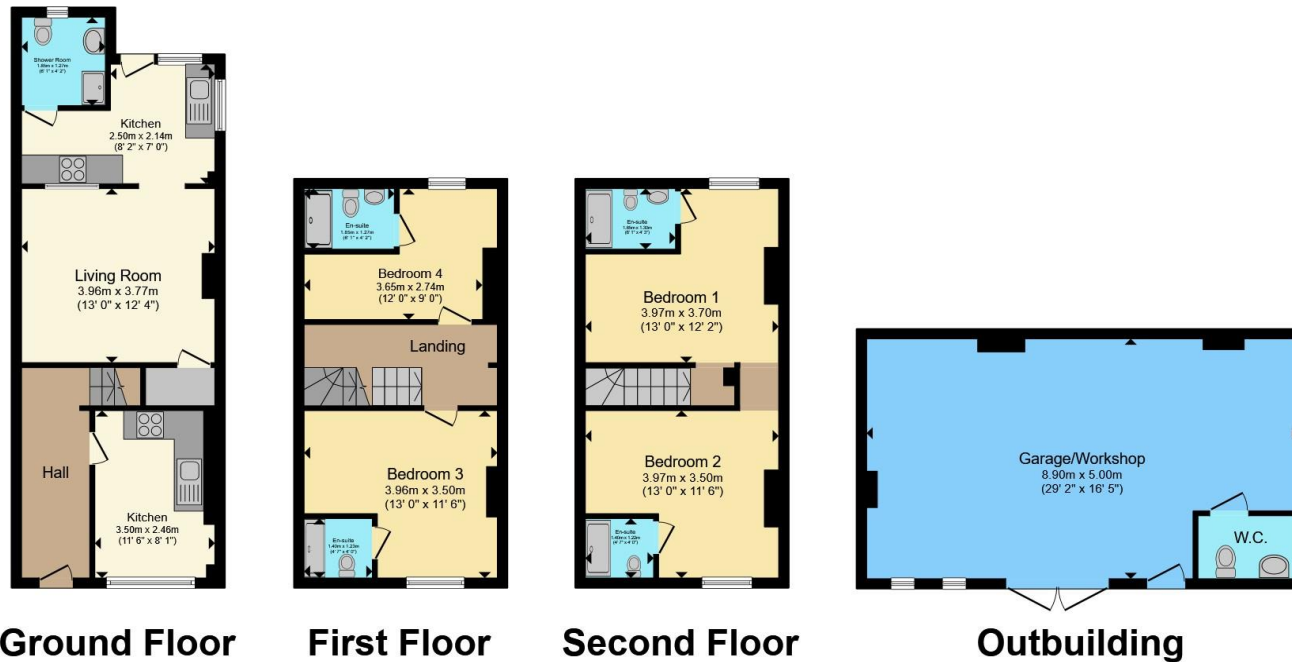
A generous detached building which has the potential for conversion (subject to planning permission) with UPVC door, double opening garage door, power and light.

There is also a bathroom area with a low level W.C and wash hand basin.









Total floor area 153.0 m² (1,647 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



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EPC Rating: D

Tenure: Freehold

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