



**Ogle Street  
Nottingham, NG15 7FQ**

Guide Price £245,000

**GAO**  
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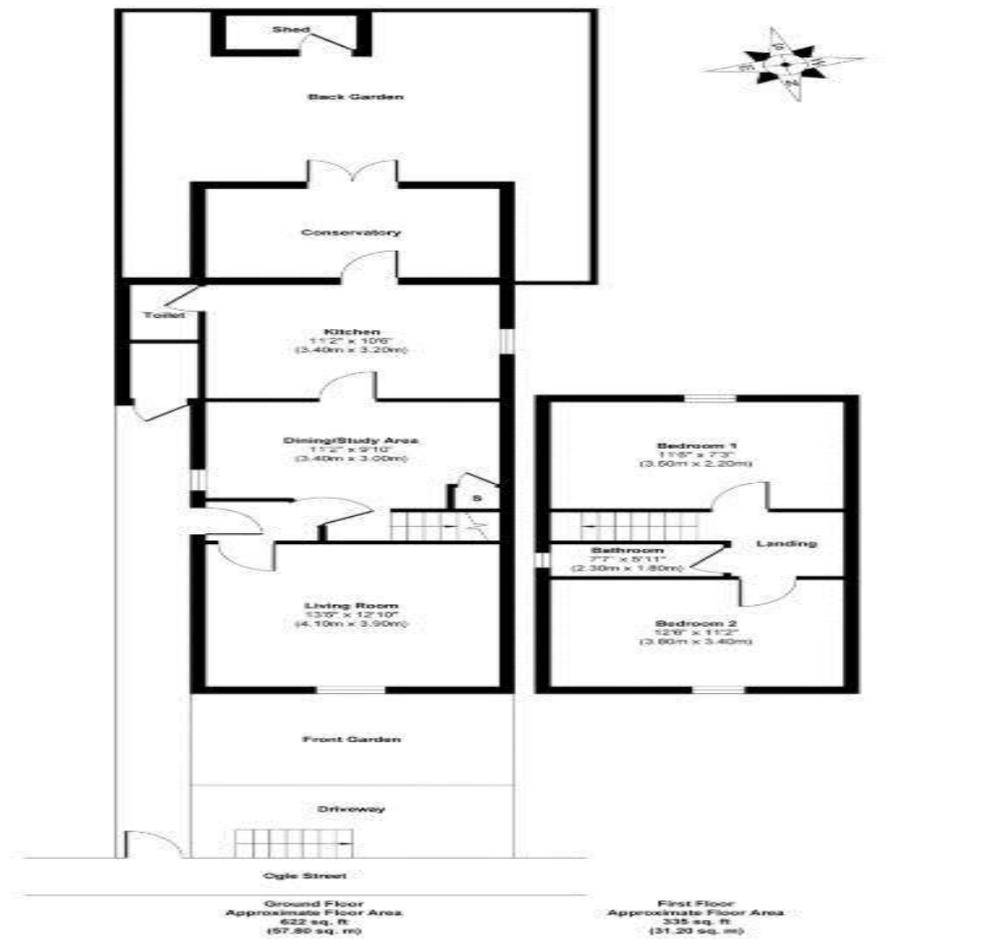


## MAIN FEATURES:

- Well Presented Semi Detached House
- Fitted Country Style Kitchen
- Living Room with Feature Fireplace
- Formal Dining Room with Study Area
- Conservatory/Sun Room
- Two Double Bedrooms & Family Bathroom/WC
- Good Size Attractive Front & Rear Gardens

Situated on Ogle Street in the heart of Hucknall, this well presented semi-detached house offers an ideal opportunity for first-time buyers, young families or those looking to downsize without compromise. Beautifully maintained throughout, the property combines character features with practical living space. The ground floor boasts a welcoming living room with a charming feature fireplace, creating a cosy focal point for relaxing evenings. A fitted country-style kitchen provides ample storage and workspace, perfectly suited to everyday cooking. There is also a formal dining room with a dedicated study area, ideal for home working, alongside a bright conservatory/sun room overlooking the garden — a wonderful additional reception space to enjoy all year round. Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom/WC. Externally, the home benefits from a secure off-road parking space, providing convenience and peace of mind.

Hucknall is a popular and well-connected town with a range of local shops, supermarkets, schools and leisure facilities. Excellent transport links, including tram and rail services, offer easy access to Nottingham city centre and beyond, while nearby parks and green spaces provide plenty of opportunities for outdoor enjoyment. Early viewing is highly recommended.



**Approx. Gross Internal Floor Area 957 sq. ft / 89.00 sq. m (Excluding Shed)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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