



Ashgate Road
Hucknall Nottingham

burchell
edwards

Ashgate Road Hucknall Nottingham NG15 7UT

for sale offers over
£165,000



Property Description

This TWO DOUBLE BEDROOM coach house offers generously sized accommodation whilst being located close to great local amenities and great public transport links.

Having an open plan living kitchen dining area, two bedrooms and bathroom, in addition to an Integral Garage plus off road parking space.

The property is ideal for all buyers looking for an easy maintenance home - Call us today to arrange a viewing 0115 968 0528.

Entrance

Upvc door into entrance hall, with radiator, door to the internal garage and stairs to the first floor.

Entrance Hallway

Having double glazed window to the rear and built in storage cupboard.

Lounge/Kitchen

Open plan living space with double glazed French doors with Juliet balcony to the front and double glazed window to the rear.

Fitted kitchen with wall and base units with worksurface over, inset one and a half bowl sink and drainer unit, tiled splash back, integrated electric oven with gas hob and extractor hood over, space for fridge freezer, plumbing for dishwasher and washing machine, central heating radiator and gas central heating boiler. The lounge and dining area has carpets and radiator.

Bedroom One

Double glazed window to the front, built in wardrobes, radiator, tv and telephone point.

Bedroom Two

Double glazed window to the front, radiator and tv point.

Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC, part tiled splashbacks, extractor fan and radiator.

Outside

To the front of the property is an enclosed fore garden with path.

There is also a parking space in front of the garage

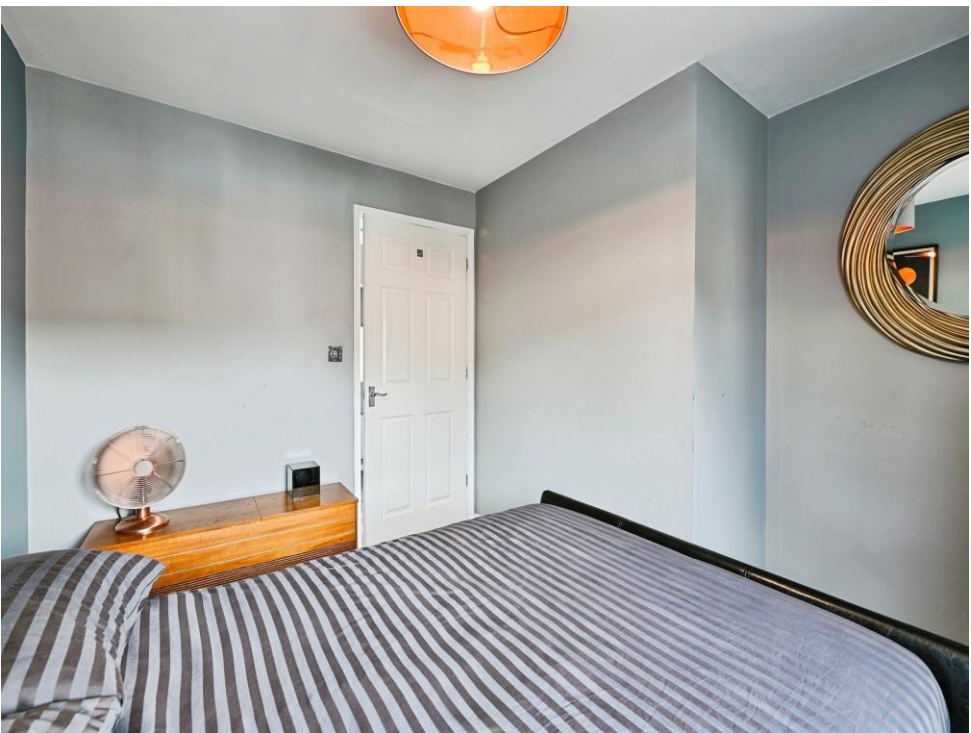
Integral Garage

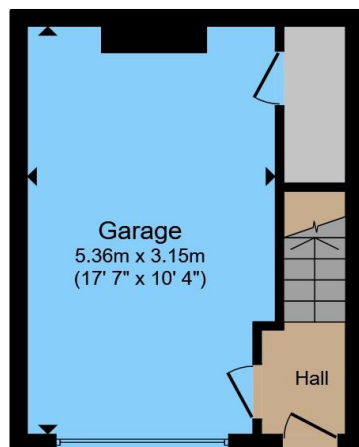
Having up and over door, power and light with door leading to the hallway.

Agents Note

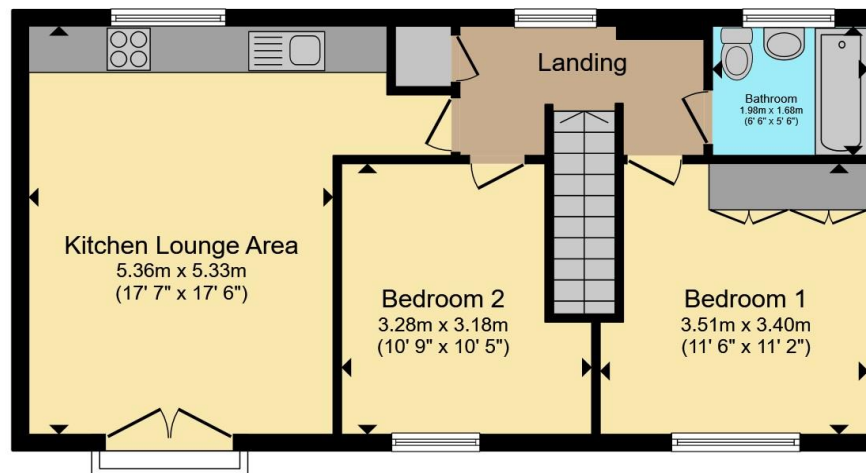
Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 77.6 m² (835 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

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64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/HUK102443

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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