



**Beardall Street, Hucknall, Nottingham, NG15 7JU**  
£160,000 Freehold

  
**MARTIN&CO**

# Beardall Street, Hucknall

2 Bedrooms, 1 Bathroom

£160,000

- Two Bedroom End Terrace
- Deceptively Spacious
- No Onward Chain
- Ideal FTB or BTL
- Garage
- Close To Amenities & Transport Links
- Freehold

Situated in this excellent location just a short distance from Hucknall Town Centre this two bedroom end terrace property offers a deceptively spacious interior and is being offered to the market with no onward chain. Making an ideal first time purchase or investment opportunity the accommodation briefly comprises of two reception rooms, a good sized fitted kitchen to the ground floor and two double bedrooms and a large fitted bathroom to the first floor. Externally, the property offers a south-west facing rear garden and a detached single garage.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		





**HALL** Accessed via an external uPVC door with wood effect laminate flooring and under stairs storage cupboard.

**RECEPTION ROOM 12' 6" x 11' 3"** (3.81m x 3.43m) With wood effect laminate flooring, uPVC double glazed bay window to the front elevation, two wall mounted radiators, gas fire with surround and ceiling light and fan

**RECEPTION ROOM 12' x 11' 7"** (3.66m x 3.53m) With wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor, opaque double glazed window to the side elevation, uPVC double glazed window to the rear elevation and ceiling light.

**KITCHEN 19' 6" x 6' 11"** (5.94m x 2.11m) With a range of high and low level fitted units with a rolled edge worktop over incorporating a one and a half bowl stainless steel sink and drainer, splashback tiling, integrated electric oven, inset electric hob, washing

machine plumbing and dryer point, two uPVC double glazed windows to the side elevation, external uPVC door to the rear garden, ceramic tiled flooring and ceiling light.

**LANDING** With a fitted carpet, opaque uPVC double glazed window to the side elevation and fitted ceiling spotlights.

**MASTER BEDROOM 12' 5" x 11' 4"** (3.78m x 3.45m) With wood effect laminate flooring, a uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard, loft hatch and ceiling light and fan.

**BEDROOM TWO 11' 10" x 8' 6"** (3.61m x 2.59m) With wooden flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a four piece suite consisting of a bath with chrome mixer tap, corner shower enclosure with a mains fed mixer bar shower,

low flush w.c., pedestal wash hand basin, vinyl floor covering, chrome heated towel rail, wall mounted radiator, two uPVC double glazed windows to side and rear elevations and fitted ceiling spotlights

**EXTERNAL** The property offers a south-west facing rear garden which is laid to lawn with a paved patio area, outhouse, wall and fence boundary and gate access. To the front is a gravelled courtyard garden with gate access and walled boundary. To the rear of the property is a detached single garage.











## Martin & Co Hucknall

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