



**Farm Avenue, Hucknall, Nottingham, NG15 6SL**  
**£195,000 Freehold**

  
**MARTIN&CO**



# Farm Avenue, Hucknall

3 Bedrooms, 1 Bathroom

£195,000

- Extended, Three Bedroom End Terrace
- Open Plan Living/Kitchen/Diner
- Off Road Parking
- Sough-East Facing Garden
- Cul-De-Sac Setting
- No Onward Chain
- Neutral Throughout

Being offered to the market with no onward chain and situated in this cul-de-sac setting stands this extended three bedroom end terrace house. Offering a neutral finish throughout the property briefly comprises of a spacious entrance hallway, living room, kitchen/diner opening onto a further living space with French doors to the rear garden and separate utility. To the first floor there are two well proportioned double bedrooms, a smaller third



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

bedroom/study alongside a family bathroom.

Externally, the property has a south east facing rear garden and there is off road parking to the front.

**HALLWAY** 8' 10" x 5' 0" (2.69m x 1.52m) Accessed via an external uPVC door with fitted carpet, wall mounted radiator, uPVC double glazed window to the side elevation, stairs rising to the first floor and two ceiling lights.

**LIVING ROOM** 13' 9" x 12' 9" (4.19m x 3.89m) With fitted carpet, uPVC double glazed window to the front elevation, under stairs storage cupboard and ceiling light.

**KITCHEN/DINER** 15' 9" x 9' 10" (4.8m x 3m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, cooker point, washing machine plumbing, tiled flooring, uPVC double glazed window to the side elevation and two ceiling lights.

**LIVING AREA** 11' 7" x 8' 9" (3.53m x 2.67m) With tiled flooring, wall mounted radiator and uPVC double glazed French Doors to the rear garden and window to the side.

**UTILITY ROOM** 9' 1" x 4' 7" (2.77m x 1.4m) With a rolled edge worktop, dryer point, vinyl floor covering, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**LANDING** With fitted carpet, loft hatch and ceiling light.

**MASTER BEDROOM** 13' 9" x 9' 0" (4.19m x 2.74m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 10' 3" x 9' 11" (3.12m x 3.02m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 10' 10" x 6' 6" (3.3m x 1.98m) With

fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light

**BATHROOM** With a fitted suite comprising of a panelled bath with mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling, opaque uPVC double glazed window to the rear and ceiling light.

**EXTERNAL** The rear garden is laid to lawn with a range of mature shrubs, raised decking area, fenced boundary and gate access. To the front is a gravelled garden, driveway providing off road parking and hedged boundary.











## Martin & Co Hucknall

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