



2 Tiverton Close, Hucknall, NG15 6JT
£195,000 Freehold


MARTIN&CO

Tiverton Close, Hucknall

3 Bedrooms, 1 Bathroom

£195,000

- Three Bedroom Semi-Detached House
- Fantastic Potential
- Superb Plot With Open Views
- Driveway & Garage
- South-West Facing Garden
- Cul-De-Sac Setting
- Popular Location

Affording a superb setting with open views to the front this three bedroom semi-detached property affords fantastic potential throughout and is situated within this popular residential location. The accommodation comprises of an entrance hall, open plan lounge/diner, fitted kitchen, three bedrooms and a shower room with separate w.c. Externally, the property has an enclosed, south-west facing rear garden, driveway and single garage. Early viewing is

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strongly recommended.

HALLWAY 13' 10" x 6' 1" (4.22m x 1.85m) Accessed by an external uPVC door with opaque window, fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

LOUNGE/DINER 24' 2" x 11' 7" (7.37m x 3.53m) With fitted carpet, dual aspect uPVC windows to the front and rear elevations, fire and surround, two wall mounted radiators and two ceiling lights with fans.

KITCHEN 9' 11" x 8' 11" (3.02m x 2.72m) With a range of 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, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, tiled flooring, uPVC double glazed window to the rear elevation, opaque window to the side elevation and external door to the rear garden, wall mounted radiator and ceiling light.

LANDING With fitted carpet, opaque uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 11' 5" x 10' 2" (3.48m x 3.1m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fitted storage and ceiling light.

BEDROOM TWO 10' 3" x 9' 9" (3.12m x 2.97m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fitted storage and ceiling light.

BEDROOM THREE 8' x 7' 11" (2.44m x 2.41m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

SHOWER ROOM Comprising of a walk in shower enclosure, vanity wash hand basin, floor and part wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

W.C. With a low flush w.c., floor and wall tiling, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys an enclosed, south west facing rear garden which is laid to lawn with a paved patio area, fenced boundary and secure gate access. The front garden is laid to lawn with a range of mature shrubs and to the rear is a driveway leading to a detached single garage.









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