



Robin Bailey Way, Hucknall, Nottingham, NG15 7UP
Guide Price £170,000-£180,000 Freehold



Robin Bailey Way, Hucknall

2 Bedrooms, 1 Bathroom

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- Two Bedroom End Townhouse
- Renovated Throughout
- Refitted Bathroom
- Refitted Bathroom
- Redecorated Throughout
- Newly Laid Flooring
- Popular Location

GUIDE PRICE £170,000-£180,000. Having undergone a programme of renovation by the current owners, this two bedroom end town house stands on this popular modern built development affording easy access to the town centre and excellent transport links. Making for an ideal first time purchase or investment opportunity, the accommodation comprises of an entrance hall, cloakroom, living room, refitted dining kitchen, two well proportioned double



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

bedrooms and a refitted bathroom. Externally the property offers an enclosed rear garden and a driveway to the front provides off road parking. Being offered to the market with no onward chain, early viewing is strongly recommended.

HALLWAY 8' 8" x 3' 2" (2.64m x 0.97m) Accessed via an external door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., corner pedestal wash has basin, vinyl flooring, wall mounted radiator, opaque porthole window to the front elevation and ceiling light.

LIVING ROOM 13' 9" x 12' 6" (4.19m x 3.81m) With fitted carpet, uPVC double glazed window to the front elevation, electric fire and surround, wall mounted radiator and ceiling light.

KITCHEN/DINER 12' 7" x 9' 3" (3.84m x 2.82m) With a range of refitted high and low level units with a squared

edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, electric oven, inset gas hob with stainless steel backsplash, washing machine and dishwasher plumbing, vinyl flooring, uPVC double glazed window to the rear elevation and external door to the garden, wall mounted radiator and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 12' 8" x 8' 3" (3.86m x 2.51m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 5" x 8' 4" (2.87m x 2.54m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fitted wardrobe and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, chrome heated towel rail, opaque uPVC double glazed

window to the side elevation and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is laid to lawn with a paved patio area, fenced boundary and gate access. To the front is a driveway providing off road parking.

LOCATION The property is situated in this popular, purpose built development and affords easy access to an array of local amenities including the NET Tram Network and Train Station which are situated just over a quarter of a mile away. There are nearby supermarkets such as Tesco & Aldi and the town centre with it's cinema, shops, pubs and eateries are within easy reach. Alongside a great public transport network, Hucknall also has great access to the M1 at both Junction's 26 & 27 both situated around 3.5 miles from the property.

Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Martin & Co.









Martin & Co Hucknall

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