



Victoria Street, Hucknall, NG15 7EB
£125,000 Freehold



Victoria Street, Hucknall

2 Bedrooms, 1 Bathroom

£125,000

- Two Bedroom Mid-Terrace
- Newly Re-Wired Electrics
- Combi Boiler Installed 2022
- No Onward Chain
- Rear Garden With Outouses
- Suiting A Wide Range Of Buyers
- Excellent Location

Situated in this excellent position with easy access to an array of local amenities, this two bedroom mid-terrace property is being offered to the market with no onward chain and suits a wide range of buyers. The property benefits from a recent electrical re-wire and combi-boiler refitted in 2022 and briefly comprises of a reception room, fitted kitchen and bathroom to the ground floor with two well proportioned double bedrooms to the first floor. Externally, the property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

has a small rear garden with outhouses and on road parking is available to the front. Early viewing is strongly recommended.

RECEPTION ROOM 11' 3" x 11' 1" (3.43m x 3.38m)
Accessed via an external uPVC door with fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, cellar access and ceiling light.

HALL 2' 9" x 2' 8" (0.84m x 0.81m) With fitted carpet, stairs rising to the first floor and ceiling light.

KITCHEN 12' 4" x 11' 3" (3.76m x 3.43m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, vinyl flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

REAR LOBBY 5' 1" x 4' 2" (1.55m x 1.27m) With vinyl flooring, wall mounted radiator, external uPVC door the rear garden and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, opaque uPVC double glazed window, wall mounted radiator and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 12' 3" x 11' 4" (3.73m x 3.45m)
With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, storage cupboard housing the combi boiler and ceiling light.

BEDROOM TWO 11' 3" x 11' 2" (3.43m x 3.4m) With a uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

EXTERNAL The property has a rear garden which is mainly paved with a range of mature shrubs, fence boundary and outhouses. On road parking is available to the front.









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