

Ashgate Road, Hucknall,

£125,000



01158 680268

[www.jmssalesandlettings.co.uk](http://www.jmssalesandlettings.co.uk)

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

FABULOUS FLAT! JMS are delighted to bring to the market this wonderful and spacious 2-bedroom purpose build flat. Within walking distance of Hucknall tram stop & train station, the property offers 2 good sized double bedrooms, as well as a light and very homely living room and modern style kitchen.

What is most attractive aspect to this flat is the space it has to offer, boasting an impressive footprint of over 170sqm. What's more, the property offers two balconies giving it the superb additional benefit of having outdoor space.

In terms of location, the property is fantastically positioned for local amenities, including 3 supermarkets within walking distance, as well as being walking distance from Hucknall tram stop and the town centre. You could not get a better location when it comes to local amenities and transport links.

Call JMS today to book a viewing and see for yourself everything this brilliant flat has to offer.

#### TENURE

The property is being sold as a leasehold.

#### VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call Tim Crowch on our office number 01159680268

#### MORTGAGE ADVISE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

#### FIXTURES AND FITTINGS

Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise

#### **Entrance hall**

Offering entrance from communal hallway, with storage cupboard and hot water heater cupboard; and with doors leading to all rooms:

#### **Kitchen/lounge**

w: 5.01m x l: 6.05m (w: 16' 5" x l: 19' 10")

Spacious living room with access to juliette balcony. With UPVC glazed windows and access to juliette balcony, wall sockets/TV point, and electric radiator leading to; Kitchen and dining area, offering intergrated oven, hob and extractor fan, as well as double sink, washing machine point and space for free standing fride freezer

#### **Bedroom 1**

w: 3.24m x l: 3.73m (w: 10' 8" x l: 12' 3")

Large double bedroom with full wall length fitted wadrobes and access to juliette balcony overlooking the rear elevation of the building. Double socket power outlets and electric radiator.

#### **Bedroom 2**

w: 2.74m x l: 4.13m (w: 9' x l: 13' 7")

Large double bedroom overlooking the rear of the building, with UPVC double glazed window, double socket power outlets and electric radiator

#### **Bathroom**

w: 2.13m x l: 1.99m (w: 7' x l: 6' 6")

Modern bathroom suite offering bath, shower, wash hand basin and w/c.

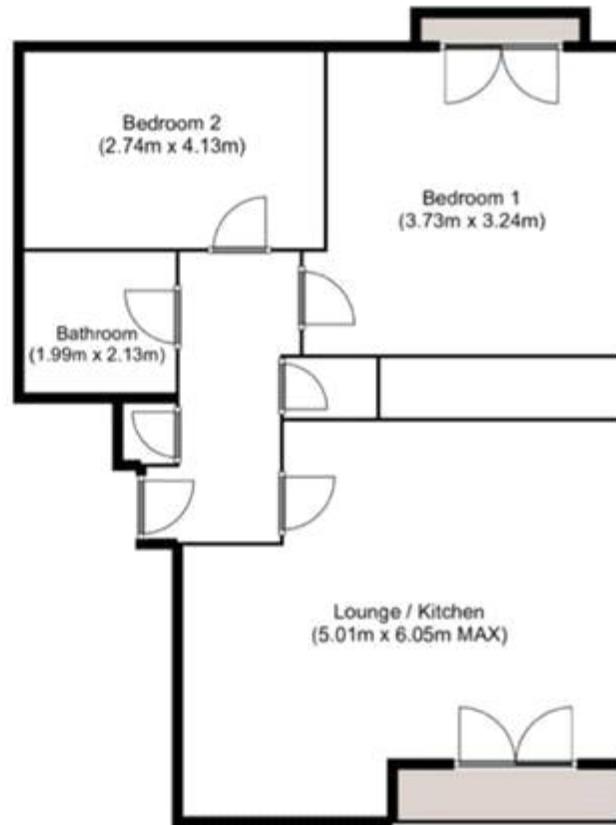


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Sales • Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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