



**27 Florence Street, Hucknall, Nottingham,  
Nottinghamshire NG15 6EB**

**£95,000**

Tel: 0115 9680268



- Original Fireplace
- Utility Room
- Traditional Terraced House
- Rear Garden
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- No Chain

A two bedroom terraced house which is a property suitable for an array of buyers including: First time buyers as a brilliant starter home, ideal for downsizing or perfect for investors looking to add to a rental portfolio. The property itself has plenty of internal space, also benefitting from its own private garden. This property is brought to the market with the advantage of no upward chain.

The internal accommodation comprises an well proportioned homely reception room with a striking traditional fireplace an internal door opening into the kitchen which is a well configured space with plenty of fitted units and excellent worktop space. Accessed off of the kitchen there is then a handy utility space which doubles as a perfect cloakroom. To the first floor landing there are two substantial bedrooms including an extremely large first bedroom. There is also a bathroom with three piece suite.

Externally, the rear garden is wonderfully private, coming fitted with artificial turf to ensure maintenance is kept to a minimum. There is also a rear access gate that leads onto the shared jitty for bin access.

A OBSCURE GLAZED FRONT ENTRANCE DOOR PROVIDING ACCESS INTO THE:

#### **LIVING ROOM**

w: 3.9m x l: 3.6m (w: 12' 10" x l: 11' 10")

A spacious yet cosy living room with focal point of it's traditional fireplace. There is also a ceiling light point, radiator, double glazed window to the front elevation and an internal access door opening into the kitchen.

#### **KITCHEN**

w: 3.06m x l: 2.96m (w: 10' x l: 9' 9")

A neutral and well presented kitchen having a range of wall cupboards, base units and drawers with working surfaces over with inset sink and drainer. Integrated oven and four ring gas hob with extractor hood over. There is also a radiator, ceiling lighting, double glazed window to the rear elevation, internal door opening into the utility and stairs leading to the first floor landing.

#### **UTILITY**

w: 1.99m x l: 1.81m (w: 6' 6" x l: 5' 11")

A fantastic additional utility space, with plumbing for washing machine, useful worktop space, ceiling light point and a rear door leading onto the back garden.

#### **FIRST FLOOR LANDING**

With a ceiling light point.

#### **BEDROOM ONE**

w: 4.39m x l: 3.56m (w: 14' 5" x l: 11' 8")

An extremely spacious bedroom, having a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM TWO**

w: 1.78m x l: 3.06m (w: 5' 10" x l: 10' )

A second excellent sized second bedroom, with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BATHROOM**

w: 2.13m x l: 1.15m (w: 7' x l: 3' 9")

Having a three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a ceiling light point, radiator and an obscure double glazed window to the rear elevation.

#### **OUTSIDE**

Externally, the rear garden is wonderfully private, coming fitted with artificial turf to ensure maintenance is kept to a minimum. There is also a rear access gate that leads onto the shared jitty for bin access.

#### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

#### **TENURE**

The property is being sold as a freehold. With vacant possession on completion.

#### **MORTGAGE ADVICE**

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 & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. 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.









Viewing by appointment only  
JMS Property Management  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [www.jmslettings.co.uk](http://www.jmslettings.co.uk)

