

# Magnolia Grove, Hucknall,

£150,000



01158 680268

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

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

**WHAT A GARDEN!** JMS are thrilled to bring to the market this spacious 3 bed semi, situated in a quiet cul-de-sac. Offering 3 bedrooms, a conservatory and fantastic back garden, don't miss out on this superb property which is brought to the market with no onward chain!

You really will be pushed to find a property on the market with more outside space than here. This garden must be seen to appreciate what a brilliant space it has to offer. Inside, the house also does not disappoint, with 3 great sized bedrooms and is ready for someone to move straight into.

This is a fantastic opportunity for families, first time buyers and investors alike. Situated close to local amenities and schools, the property offers homely and spacious living space internally, and all the garden anyone could ever want! Call today our office today and ask for Tim so you don't miss out.

Viewing is strongly recommended.

#### TENURE

The property is being sold as a freehold with vacant possession upon completion

#### 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 advise 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

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.

#### Entrance hall

With stairs leading to first floor and door leading into;

#### Lounge/diner

w: 4.33m x l: 6.34m (w: 14' 2" x l: 20' 10")

Extremely spacious living and dining area, with fire place in lounge section, wall mounted radiators, ceiling light fittings and UPVC double glazed window facing the front aspect. Access to conservatory and kitchen.

#### Kitchen

w: 3.37m x l: 4.01m (w: 11' 1" x l: 13' 2")

Large kitchen with breakfast bar, with integrated oven and hob. Double width sink and drainer, along with ample worktop space. Ceiling light fitting, wall mounted radiator, and UPVC double glazed window overlooking the back garden. Access to the back garden via UPVC door, and door leading into ground floor W/C.

#### Conservatory

w: 2.72m x l: 2.62m (w: 8' 11" x l: 8' 7")

Beautifully light conservatory off the rear elevation of the property, accessed via the dining room. Double patio doors leading into the back garden.

## **FIRST FLOOR:**

### **Bedroom 1**

w: 4.11m x l: 3.27m (w: 13' 6" x l: 10' 9")

Large double sized bedroom overlooking the front elevation of the property, with UPVC double glazed window and wall mounted radiator.

### **Bedroom 2**

w: 3.84m x l: 3m (w: 12' 7" x l: 9' 10")

Good sized double room, facing the rear aspect of the property overlooking the back garden. UPVC double glazed window and wall mounted radiator. Separate storage space also within the room, housing the boiler.

### **Bedroom 3**

w: 2.2m x l: 3.23m (w: 7' 3" x l: 10' 7")

Excellent sized third bedroom, facing the front elevation. UPVC double glazed window and wall mounted radiator.

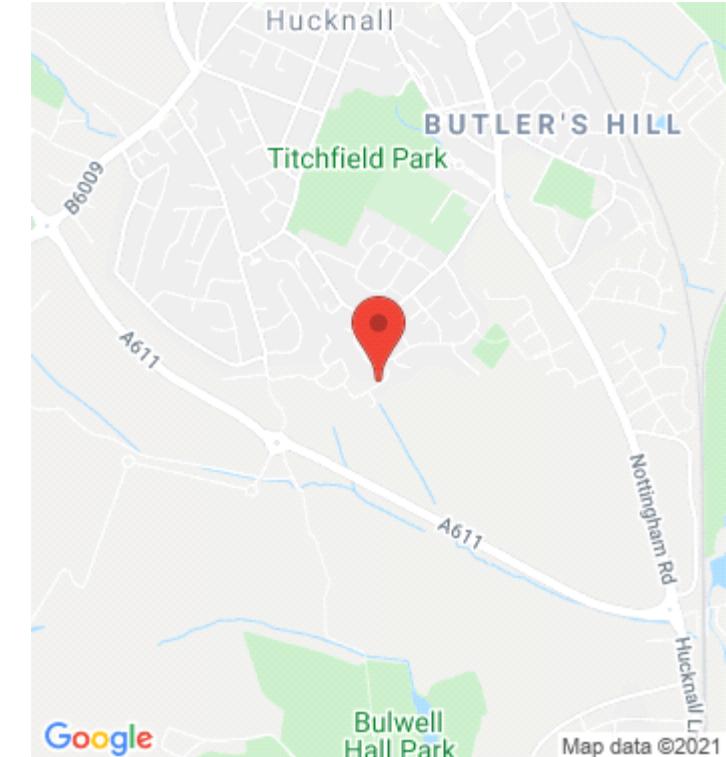
### **Bathroom**

w: 1.76m x l: 1.68m (w: 5' 9" x l: 5' 6")

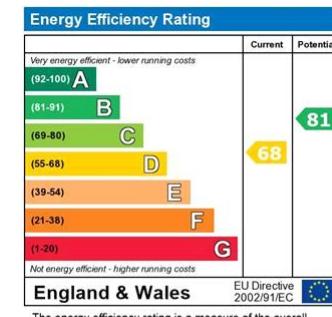
Light family bathroom, with bath, overhead shower, wash hand basin and towel radiator.



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.



Map data ©2021



England & Wales

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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