

Ashgate Road Hucknall

£675



01158 680268

www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

Spacious 2-bedroom purpose built flat within small modern development, extremely close to local amenities and transport links. Boasting two balconies, this property really does need to be seen in order to appreciate what a fantastic property this is.

The property offers 2 good sized double bedrooms, as well as a light and very homely lounge. dining area and modern style kitchen and bathroom with three piece suite and shower

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.



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 tenant.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
77	85	74	78
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
<small>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.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)</small>	

Viewing by appointment only



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