



**39 Annesley Road, Hucknall, Nottingham,
Nottinghamshire NG15 7AD**

£175,000

Tel: 0115 9680268



- Traditional Terraced House
- Convenient Location
- Walking Distance To Amenities
- No Upward Chain
- Two Large Reception Rooms
- Three / Four Bedrooms

A large three/four bedroom traditional end terraced house located in an ultra-convenient town centre location which is nestled in the heart of Hucknall within walking distance to the high street which lays host to an array of excellent amenities and the tram station linking perfectly to Nottingham City centre. This large property has proved to be an excellent investment over the years for our current vendor due to both its space and positioning and we are certain it will appeal to a wide variety of buyers including first time buyers and investors.

The properties large internal layout, could even offer scope to be converted into a HMO property due to its well-balanced layout and large equally proportioned rooms throughout.

The currently internal accommodation comprises a long entrance hall with access into two substantial reception rooms, kitchen with room for central breakfast table and a rear lobby/utility area. To the first floor landing there is currently three bedrooms including two huge doubles and a study room which could easily be altered to create a fourth substantial bedroom. Finally to complete the first floor there is a large bathroom with four piece suite including a free standing bath and shower enclosure.

Externally, the property stands set back from Annesley Road behind a low level brick wall with an external side access gate opening onto the rear garden. To the rear of the property there is an initial hardstanding patio area and garden area.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

ENTRANCE HALL

w: 7.42m x l: 1.73m (w: 24' 4" x l: 5' 8")

A large central entrance hall with archway midway through opening to a wider section of entrance hallway with large feature staircase, ceiling light point, radiator and access into the two spacious reception rooms and the kitchen.

LOUNGE

w: 5m x l: 4.01m (w: 16' 5" x l: 13' 2")

The first of two spacious bay fronted reception rooms with a fireplace, radiator, ceiling light point, coving to ceiling and a double glazed window to the front elevation.

SECOND RECEPTION ROOM

w: 4.09m x l: 3.45m (w: 13' 5" x l: 11' 4")

An equally spacious second reception room currently being utilised as a dining room, again with a fireplace, radiator, ceiling light point and a double glazed window to the rear elevation.

KITCHEN

w: 4.04m x l: 3.35m (w: 13' 3" x l: 11')

With wall cupboards, base units and drawers with working surfaces over. Inset stainless steel sink. Integrated double oven, four ring gas hob with extractor hood over. There is plumbing for a washing machine, space for a free standing fridge/freezer, double glazed window to the side elevation and a rear access door opening into the rear lobby/utility area.

UTILITY

w: 2.31m x l: 2.03m (w: 7' 7" x l: 6' 8")

A handy rear lobby area which is easily a decent utility room having fitted base units. There is a tiled floor, ceiling light point and an access door opening onto the rear garden.

FIRST FLOOR LANDING

w: 6.88m x l: 1.7m (w: 22' 7" x l: 5' 7")

A large first floor landing that mirrors the ground floor entrance hall, having a radiator, ceiling light point and a loft hatch.

BEDROOM ONE

w: 4.5m x l: 4.09m (w: 14' 9" x l: 13' 5")

A large double bedroom having a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 4.14m x l: 3.99m (w: 13' 7" x l: 13' 1")

A second large double bedroom having a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM THREE

w: 3.15m x l: 2.29m (w: 10' 4" x l: 7' 6")

A third well proportioned bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

STUDY

w: 2.21m x l: 1.45m (w: 7' 3" x l: 4' 9")

With a ceiling light point and a double glazed window to the side elevation.

OUTSIDE

Externally, the property stands set back from Annesley Road behind a low level brick wall with an external side access gate opening onto the rear garden. To the rear of the property there is an initial hardstanding patio area and garden area.

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
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