



**52 Hazel Grove, Hucknall, Nottingham,
Nottinghamshire NG15 6ED**

£160,000

Tel: 0115 9680268



- Two Double Bedrooms
- Large 19ft Living Room
- Modern Bathroom
- Convenient Location
- Private Rear Garden
- Semi Detached House

We are delighted to offer to the market this perfect opportunity for first time buyers or investors a like. The property itself benefits from being immaculately maintained and enjoys a tasteful and neutral presentation with generously proportioned rooms throughout. Not only is the property easy on the eye, it also comes located within a convenient and popular location with the added extra of parking and a garage.

The accommodation comprises an entrance porch, spacious 19ft living room with access door through into a deceptively spacious kitchen with neutral units. To the first floor landing there are two well proportioned bedrooms and a neutral bathroom.

Externally the property is situated at the end of Hazel Grove, nestled in a private setback position having a lawned front garden with a pathway leading to the front door. There is also a side access gate that provides access onto the rear garden which is currently all low maintenance with raised decked patio area, pebbled area and a garden shed which is perfect for that extra storage you may need.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDING ACCESS INTO THE:

ENTRANCE PORCH

w: 0.94m x l: 0.94m (w: 3' 1" x l: 3' 1")

Having a ceiling light point and an internal door into the:

LIVING ROOM

w: 5.82m x l: 3.63m (w: 19' 1" x l: 11' 11")

A large 19ft living room having a radiator, ceiling light point, open access through into the kitchen diner and a double glazed window to the front elevation and a well placed staircase rising to the first floor landing which allows you to utilise all this rooms space.

KITCHEN

w: 3.63m x l: 2.64m (w: 11' 11" x l: 8' 8")

Having a range of wall cupboards, base units and drawers with working surfaces over. Inset stainless steel sink with drainer and chrome taps. Integrated oven, four ring hob with wall mounted stainless steel extractor hood over. There is also space for a fridge freezer, plumbing for a washing machine, radiator, ceiling light point, double glazed window and double glazed door providing access onto the rear garden.

FIRST FLOOR LANDING

w: 2.67m x l: 0.89m (w: 8' 9" x l: 2' 11")

With a ceiling light point, loft hatch and an obscure double glazed window to the side elevation.

BEDROOM ONE

w: 3.66m x l: 3.07m (w: 12' x l: 10' 1")

A double bedroom having a radiator, ceiling spotlights and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.66m x l: 2.46m (w: 12' x l: 8' 1")

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

BATHROOM

w: 2.46m x l: 1.55m (w: 8' 1" x l: 5' 1")

A fully tiled bathroom with three piece suite comprising a panelled bath with shower handset over, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel radiator, ceiling spotlights and an extractor fan.

OUTSIDE

Externally, the property is situated at the end of Hazel Grove, nestled in a private setback position having a lawned front garden with a pathway leading to the front door. There is also a side access gate that provides access onto the rear garden which is currently all low maintenance with raised decked patio area, pebbled area and a garden shed which is perfect for that extra storage you may need.

GARAGE

A garage located a short walk from the property with an up and over door.

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.

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

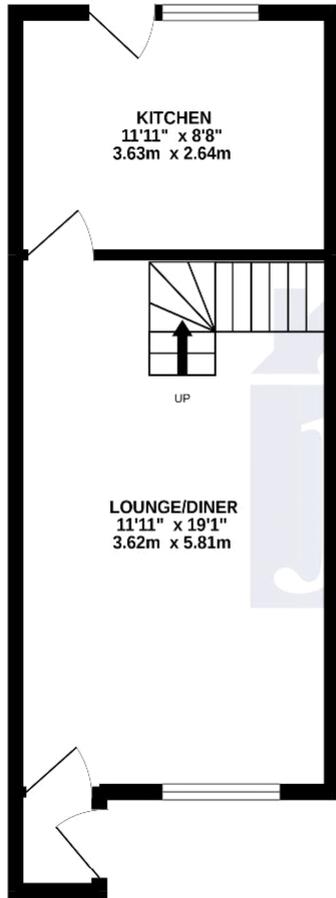
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



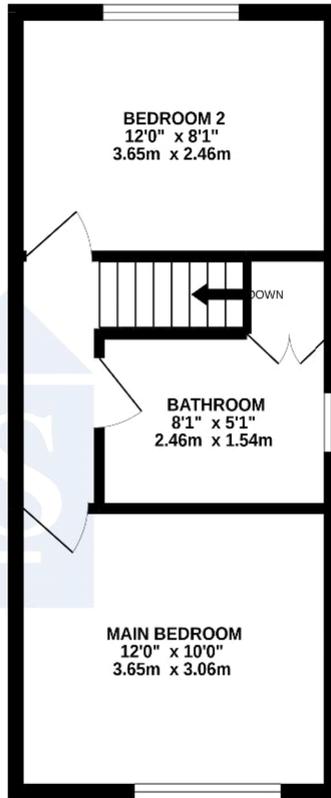




GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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

