



**34 Shelton Avenue, Hucknall, Nottingham,
Nottinghamshire NG15 7QA**

£145,000

Tel: 0115 9680268



- Two Bedrooms
- Three Piece Bathroom
- Lounge With Bay Window
- Driveway & Garage
- Private Rear Garden
- Semi Detached House

A convenient two bedroom semi detached house perfect for either first time buyers or investors looking for a beautiful little investment.

The property has been maintained to a good standard throughout with it clear for all to see the it has been lovingly maintained with a real sense of pride in this over the years. Not only is this property neat and tidy both inside and out. But also comes located in a lovely quiet residential spot with easy transport access into both Hucknall and Nottingham.

The accommodation comprises an entrance hall with substantial storage cupboard, neutral kitchen and a lounge with bay window facing the rear elevation. To the first floor landing there are two bedrooms including a substantial double and a family bathroom.

Externally, there is a shared access driveway running between this and the neighbouring property which provides access to the garage to the rear of the property. To the rear garden there is a low maintenance artificial lawned area, secure fencing to one side and an opening in front of the garage which is versatile as could be utilised as extra garden space or off road parking.

The property also benefits from both double glazing and gas central heating. An early viewing is highly advised to avoid the disappointment of missing out on this conveniently placed little gem of a property.

ENTRANCE HALL

w: 1.55m x l: 0.91m (w: 5' 1" x l: 3')

With a ceiling light point and a large handy storage cupboard.

LOUNGE

w: 4.24m x l: 3.68m (w: 13' 11" x l: 12' 1")

A good sized modern living room with a feature fireplace, radiator, ceiling light point and door opening into the kitchen which has the stairs to The first floor landing and double glazed bay window and a door opening onto the rear garden.

KITCHEN

w: 2.41m x l: 2.13m (w: 7' 11" x l: 7')

A well maintained compact kitchen having everything you could possibly need. There is a range of wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl sink with drainer and chrome mixer tap. Integrated electric oven. Free standing cooker, space for a free standing fridge/freezer. Plumbing for washing machine and a double glazed window to the front elevation.

FIRST FLOOR LANDING

w: 1.83m x l: 0.64m (w: 6' x l: 2' 1")

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

BEDROOM ONE

w: 3.38m x l: 2.77m (w: 11' 1" x l: 9' 1")

A good sized double bedroom with radiator, neutral carpet, ceiling light point and two double glazed windows to the rear elevation.

BEDROOM TWO

w: 2.46m x l: 1.83m (w: 8' 1" x l: 6')

A second bedroom with radiator, neutral carpet, storage cupboard, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 1.83m x l: 1.55m (w: 6' x l: 5' 1")

A bathroom with three piece suite comprising of a panelled bath with chrome mixer tap and separate shower handset over. Pedestal wash hand basin. Low flush WC, part tiled walls, ceiling light point, radiator and an obscure double glazed window to the front elevation.

OUTSIDE

Externally, there is a shared access driveway running between this and the neighbouring property which provides access to the garage to the rear of the property. To the rear garden there is a low maintenance artificial lawned area, secure fencing to one side and an opening in front of the garage which is versatile as could be utilised as extra garden space or off road parking.

GARAGE

With 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. With vacant possession on completion.

MORTGAGE ADVICE

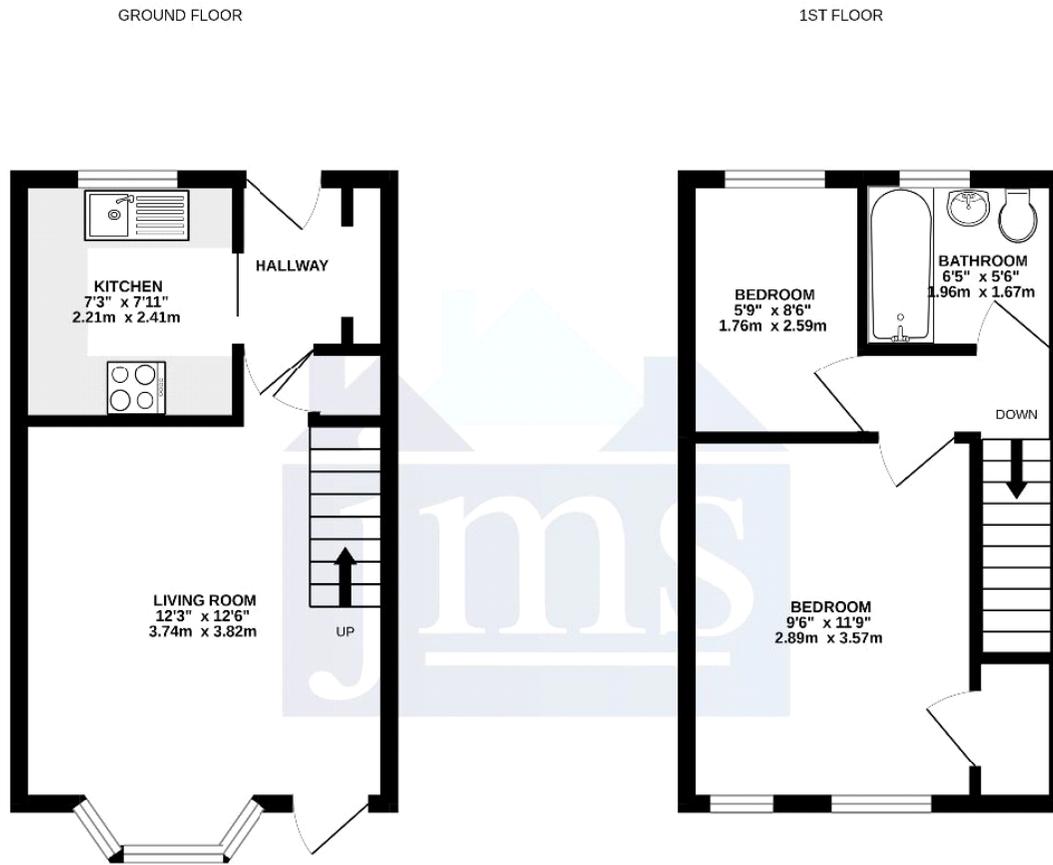
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the 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.







TOTAL FLOOR AREA: 522sq.ft. (48.5 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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
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