



**54 West Terrace, Hucknall, Nottingham,  
Nottinghamshire NG15 7GD**

**£115,000**

Tel: 0115 9680268



- Spacious Bathroom
- Traditional Terraced House
- Two Bedrooms
- Convenient Location
- Fitted Kitchen
- Rear Garden

This traditional terraced house offers an excellent opportunity for either those looking to take their first steps onto the property ladder or those looking to make a shrewd investment to add to a rental portfolio. This property boasts an convenient location within a short walk of Hucknall high street which gives you access to a whole range of the handy local amenities, and the tram stop which gives links to Nottingham city centre.

The accommodation comprises an initial living room with access door into a fully fitted kitchen to the rear of the property which benefits from a range of fitted units. To the first floor landing there are two bedrooms, including a double with full width fitted wardrobe and a generously proportioned bathroom with three piece suite.

Externally, the property has plenty of space for on street parking due to its positioning on a particularly wide section of West Terrace itself. There is a walk through under passageway which opens up to the rear of the rear of the property there is a courtyard style tiered garden which is pebbled making it a low maintenance space with secured fencing to both sides and a garden shed that will be included within the sale.

### **LIVING ROOM**

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

An initial living room having a radiator, ceiling light point, access door opening into the kitchen and a double glazed window and a UPVC front entrance door opening onto the front elevation.

### **KITCHEN**

w: 3.07m x l: 1.85m (w: 10' 1" x l: 6' 1")

A fully fitted kitchen with fitted wall cupboards, base units and drawers in an ice white all accompanied by brushed chrome fittings. Rolled edge working surfaces with inset stainless steel, sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with extractor hood over. There is also an integrated dishwasher, space for a substantial fridge/freezer, plumbing for washing machine, ceiling light point, double glazed window and an obscure double glazed door providing access onto the rear garden.

### **FIRST FLOOR LANDING**

w: 4.27m x l: 1.55m (w: 14' x l: 5' 1")

With a ceiling light point.

### **BEDROOM ONE**

w: 4.27m x l: 2.16m (w: 14' x l: 7' 1")

With a full width fitted wardrobe with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

### **BEDROOM TWO**

w: 2.46m x l: 1.85m (w: 8' 1" x l: 6' 1")

With a radiator, ceiling light point and a double glazed window to the rear elevation.

### **BATHROOM**

w: 2.77m x l: 1.55m (w: 9' 1" x l: 5' 1")

With three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a chrome heated towel rail, ceiling light point, tiled walls and an obscure double glazed window to the rear elevation.

### **OUTSIDE**

Externally, the property has plenty of space for on street parking due to its positioning on a particularly wide section of West Terrace itself. There is a walk through under passageway which opens up to the rear of the rear of the property there is a courtyard style tiered garden which is pebbled making it a low maintenance space with secured fencing to both sides and a garden shed that will be included within the sale.

**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.

**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.

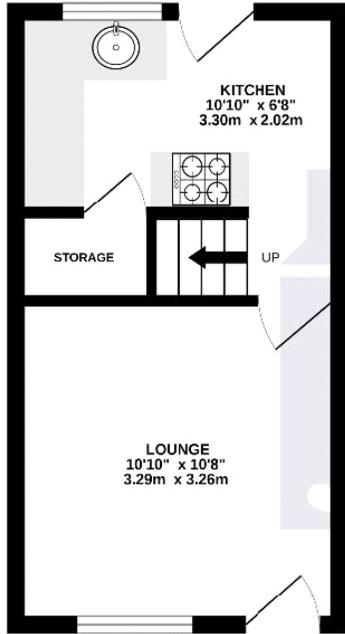
**MORTGAGE ADVICE**

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.

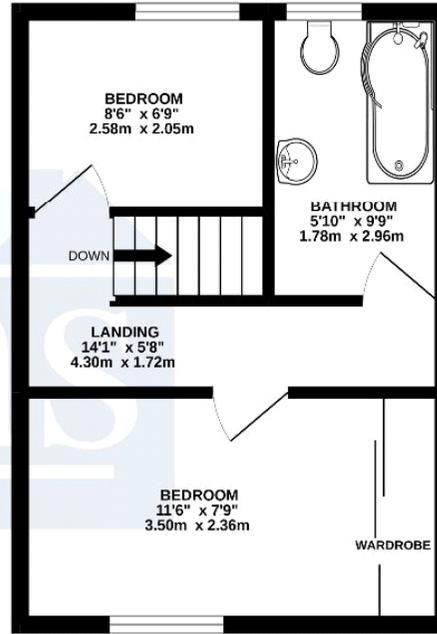




GROUND FLOOR  
228 sq.ft. (21.2 sq.m.) approx.

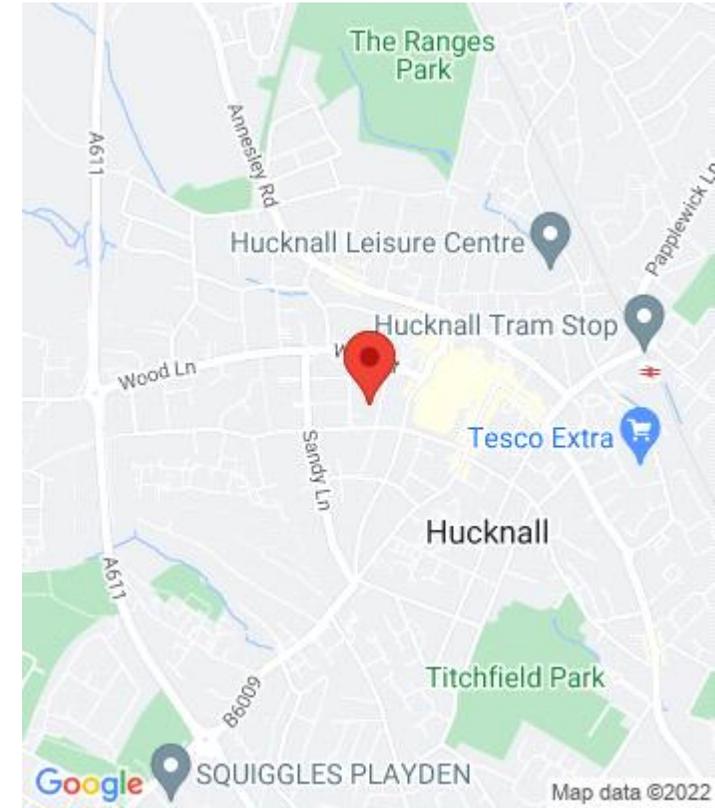


1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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