



**85 Watnall Road, Hucknall, Nottingham,
Nottinghamshire NG15 7NL**

£130,000

Tel: 0115 9680268



- Walking Distance To Town Centre
- Potential For Modernisation
- Two Bedrooms & Attic Room
- No Upward Chain
- Traditional Terraced House
- Two Large Reception Rooms

An extremely convenient traditional terraced house located a stones throw from the High Street and all its amenities. If you are in the market for a property with flexible internal space that offers massive amounts of scope and potential to put down your own stamp with a sleek and stylish modernisation then give us a call and book your viewing today.

The accommodation comprises a lounge with walk through open plan access into a dining kitchen and a rear lobby which provides access into the downstairs bathroom. To the first floor landing there are two bedrooms and a central staircase that leads up to the substantial attic room.

Externally, this property has a rear totally low maintenance rear terraced court yard garden which is all paved and secured by fenced and walled boundaries to all sides.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

LOUNGE

w: 3.68m x l: 3.4m (w: 12' 1" x l: 11' 2")

A light and bright lounge with a radiator, ceiling light point and an opening into the:

KITCHEN DINER

w: 3.73m x l: 3.58m (w: 12' 3" x l: 11' 9")

A spacious kitchen diner with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer. There is a free standing electric oven, ceiling light point, radiator, access door opening into the cellar, stairs providing access to the first floor landing and a double glazed window and door to the rear elevation.

REAR LOBBY

w: 1.57m x l: 0.99m (w: 5' 2" x l: 3' 3")

With a double glazed door to the rear elevation and a door into the downstairs bathroom.

BATHROOM

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

FIRST FLOOR LANDING

Having a ceiling light point and stairs providing access to the attic room.

BEDROOM ONE

w: 3.71m x l: 3.43m (w: 12' 2" x l: 11' 3")

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

BEDROOM TWO

w: 3.53m x l: 2.84m (w: 11' 7" x l: 9' 4")

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

ATTIC ROOM

w: 4.78m x l: 3.68m (w: 15' 8" x l: 12' 1")

A large attic room with a radiator, ceiling light point and a Velux window the rear elevation.

OUTSIDE

Externally, this property has a rear totally low maintenance rear terraced court yard garden which is all paved and secured by fenced and walled boundaries to all sides.

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

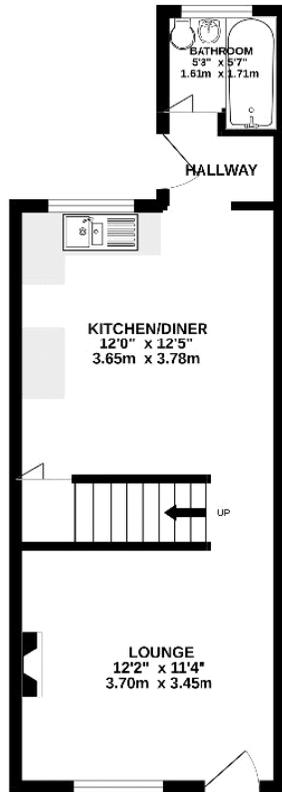
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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



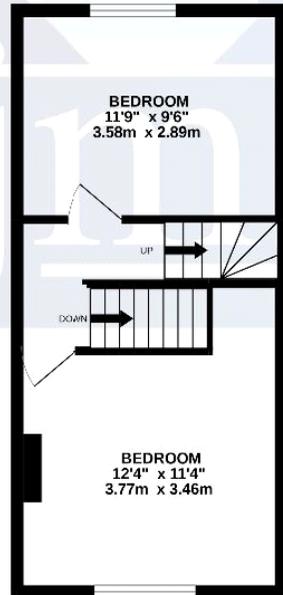




GROUND FLOOR
878 sq.ft. (81.1 sq.m.) approx.



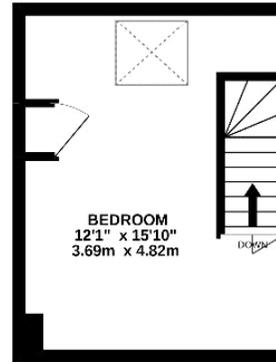
1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



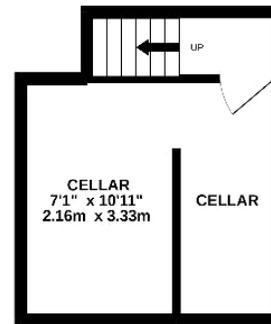
TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

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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2ND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



BASEMENT
155 sq.ft. (14.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(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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