



**381 Watnall Road, Hucknall, Nottingham,  
Nottinghamshire NG15 6EP**

**£895 pcm**

Tel: 0115 9680268



- Large Enclosed Rear Garden
- Beautiful Home
- Driveway for Two Cars
- 2 Double Bedrooms
- council tax band A
- Fitted Kitchen
- Great Location

This two double bedroom semi-detached home is beautifully presented with traditional features with a modern twist.

Enter from the side of the property to an undercover porchway which leads to a light entrance hallway, the lounge is to the front of the property with large window, feature fireplace and electric fire. The fully fitted modern kitchen is to the rear which houses a great double american freezer and lots of kitchen cupboards including a walk in storage pantry.

There is a lovey conservatory via the kitchen through the french door which leads to the very spacious enclosed rear garden with a large decking patio area and long lawned area with garden shed included.

The stairs have been fitted a classic carpet inclyding stair rods

The first floor has two double bedrooms with natural stripped/varnished wooden floorboards. One with feature victorian feature fireplace adding to that traditional but modern feel. The bathroom has a three piece white suite with shower and vanity sink.

In this property the internal doors are original wooden doors and traditional column radiators.

The driveway has space for two/three cars

Great location

NO PETS

Council Tax Band: A (Ashfield Council)









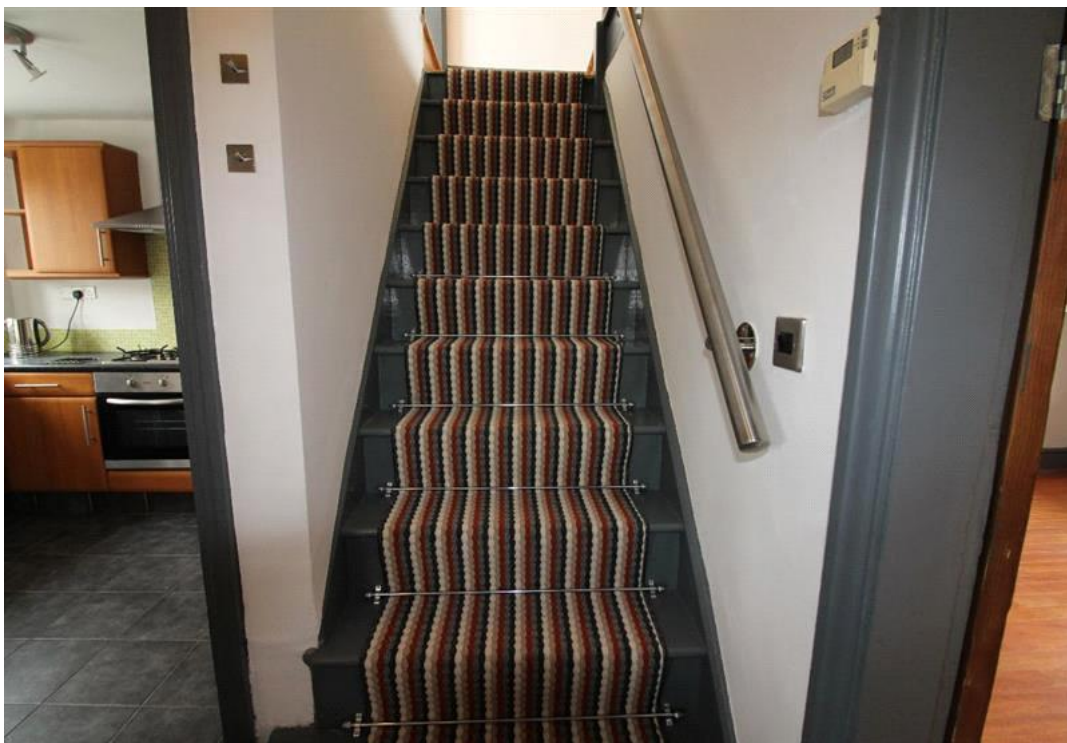












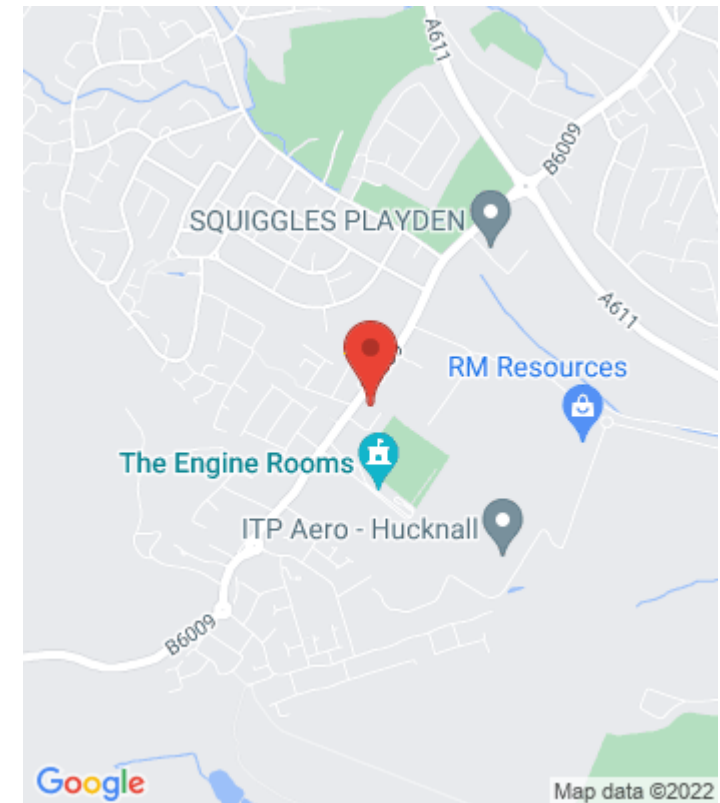












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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