



**8 Beardsmore Grove, Hucknall, Nottingham,
Nottinghamshire NG15 8AW**

£200,000

Tel: 0115 9680268



- Modern Shower Room
- Traditional Semi Detached House
- Bay Fronted Lounge
- Extremely Popular Location
- Large Private Rear Garden
- Modern & Timeless Kitchen Diner

We are delighted to offer to the market this magnificent opportunity to purchase a bay fronted traditional, two bedroom semi detached property located in a popular residential area in Hucknall. Benefiting from a modern and timeless kitchen diner and a stunning mature and established large private rear garden perfect for all to enjoy.

The accommodation comprises an entrance hall, bay fronted lounge with access into the well proportioned kitchen diner. To the first floor landing there are two bedrooms including the bay fronted master and a modern three piece shower room.

Externally, this property stands on a generous and well proportioned plot having an initial driveway frontage which provides off road parking. To the rear of the property there is a large immaculately maintained garden which is perfect for those who want a delightful outdoor space for all the family to enjoy. There is an initial hard standing patio area, landscaped lawn with central walk through pathway, two large garden sheds, an external WC which was added only within the last few years and a beautiful selection of mature plants and shrubs including the archway walkthrough wisteria.

A SOLID COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

Council Tax Band: A

ENTRANCE HALL

w: 1.04m x l: 1.04m (w: 3' 5" x l: 3' 5")

With a radiator, ceiling light point and stairs providing access to the first floor landing.

LOUNGE

w: 4.6m x l: 3.35m (w: 15' 1" x l: 11')

A bay fronted reception room with a feature fireplace with inset electric fire. There is also a radiator, ceiling light point, coving to ceiling, double glazed bay window to the front elevation and an access door into the:

KITCHEN DINER

w: 4.34m x l: 2.74m (w: 14' 3" x l: 9')

An open plan kitchen diner having a range of high gloss wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob with stainless steel extractor hood over. Space for a free standing fridge/freezer, plumbing for a washing machine, ceiling light point, ceiling spotlights, tiled splashbacks, under stairs storage cupboard and double glazed French doors opening onto the beautiful rear garden.

FIRST FLOOR LANDING

w: 3.48m x l: 0.74m (w: 11' 5" x l: 2' 5")

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

BEDROOM ONE

w: 3.84m x l: 3.38m (w: 12' 7" x l: 11' 1")

A spacious bay fronted double bedroom with internal wardrobes. There is also a radiator, ceiling light point and a double glazed bay window to the front elevation.

BEDROOM TWO

w: 2.74m x l: 2.64m (w: 9' x l: 8' 8")

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

BATHROOM

w: 3.86m x l: 1.5m (w: 12' 8" x l: 4' 11")

A modern shower room with a three piece suite comprising a walk in shower with a wall mounted internally plumbed chrome shower, wash hand basin with chrome mixer tap and a Low flush WC. There is a chrome heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property stands on a generous and well proportioned plot having an initial driveway frontage which provides off road parking. To the rear of the property there is a large immaculately maintained garden which is perfect for those who want a delightful outdoor space for all the family to enjoy. There is an initial hard standing patio area, landscaped lawn with central walk through pathway, two large garden sheds, an external WC which was added only within the last few years and a beautiful selection of mature plants and shrubs including the archway walkthrough wisteria.

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

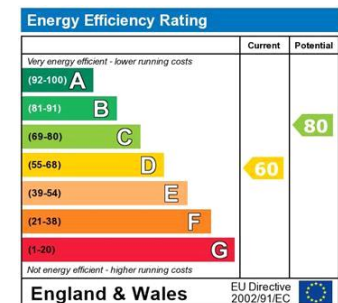
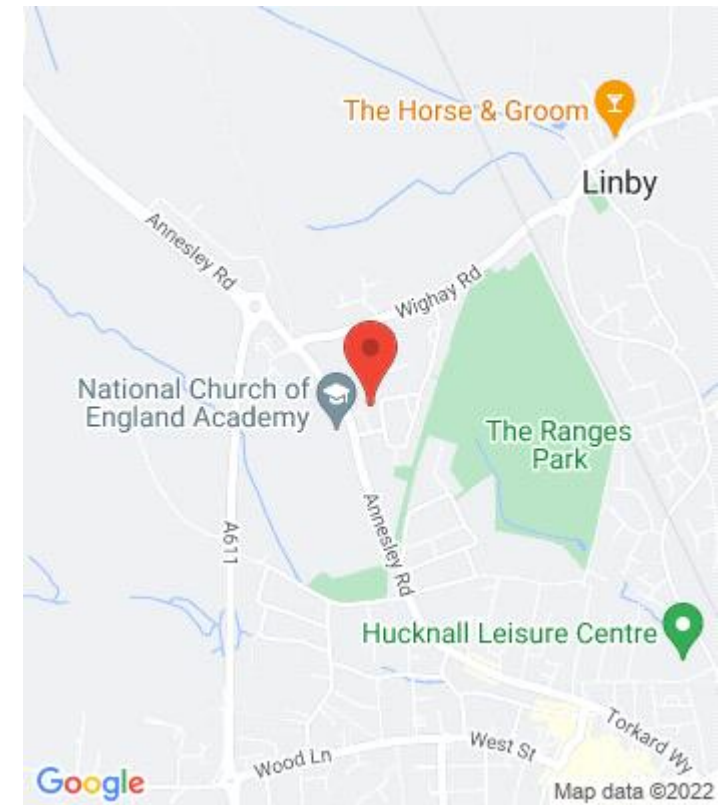
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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











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

