



**12 Church Drive, Hucknall, Nottingham,  
Nottinghamshire NG15 7BX**

**£795 pcm**

Tel: 0115 9680268



- Lounge and Dining Room
- Desired Location
- Enclosed Rear Garden
- council tax band A
- Available Immediately
- Beautiful Family Home
- Two Double Bedrooms
- Decorated Throughout
- Fitted Kitchen

This property has just undergone a complete refurbishment and is beautifully presented inside and out.

The property is off the road with a walled front garden and consists of a spacious lounge with bay window, separate dining room with built in storage room and brand new fully fitted kitchen with modern high gloss units.

The first floor has two double bedrooms, one with built in wardrobes and drawers, off the hallway there is a large family bathroom with corner bath, shower over bath, sink and w.c.

Off the bathroom there is a small dressing room/walk in wardrobe or could be used as an office.

The rear garden is fully enclosed with lawned area and exterior brick built storage.

This is a lovely family home that has been decorated throughout with new flooring and is in a great location close to the town centre

Permit Parking on street, available at approx £30 per year

Council Tax Band: A (Ashfield Council)













| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92-100)   | A |                         |           |
| (81-91)  | B |                         | 84        |
| (69-80)  | C |                         |           |
| (55-68)  | D | 59                      |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <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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