



**18 Vaughan Avenue, Hucknall, Nottingham,
Nottinghamshire NG15 8BT**

£290,000

Tel: 0115 9680268



- Well Proportioned Plot
- Scope For Extension & Modernisation
- Detached Family Home
- Immaculately Maintained
- Extremely Popular Location
- No Upward Chain
- Three Bedrooms
- Viewing Essential To Appreciate

A beautifully maintained and well loved family home which has been in the same family since new which was over 60 years ago. This generously proportioned traditional three bedroom detached home already offers plenty of internal space but also offers fabulous scope and potential for extension and modernisation which really could shift this home into a vision of modern beauty.

Standing proudly on a substantial plot on the lovely and quaint residential road of Vaughan Avenue which is arguably one of the best streets of those accessed off of Hayden Lane itself.

The accommodation comprises a beautiful naturally light spacious internal layout having an open entrance hall providing access into the large open plan lounge and dining room and also into the fully fitted kitchen. To the first floor landing there are three bedrooms including two doubles and a well proportioned family bathroom.

Externally, as we have already briefly mentioned this easy on the eye traditional home stands proudly set back from the road behind a well maintained lawned front garden with edged borders with pleasant planting and a block paved driveway that runs to the front and adjacent to the property which opens up to the rear where you will find a magnificent well proportioned garden which is neither too small nor too big being perfectly balanced to offer something for those looking for a great outside space or those looking for ample room to extend this lovely family home but still manage to have a generous garden. It currently enjoys an initial patio area, lawned garden surrounded by borders with well stocked plants and mature shrubs which soften this garden perfectly. There is also a garden shed that will be included within the sale and secure boundaries to all sides.

All in all, if you are in the market for a wonderful family home on a delightful residential road with future scope and potential then look no further than this great opportunity that is offered to the market with the advantage of no onward chain.

ENTRANCE HALL

w: 4.37m x l: 1.88m (w: 14' 4" x l: 6' 2")

A lovely naturally light entrance hall with a radiator, ceiling light point, understairs storage cupboard and stairs rising to the first floor landing.

OPEN PLAN LOUNGE & DINING

w: 7.72m x l: 3.76m (w: 25' 4" x l: 12' 4")

Two generous reception rooms adjoined to create a wonderful open plan lounge and dining space.

LOUNGE AREA

w: 3.76m x l: 3.73m (w: 12' 4" x l: 12' 3")

A charming sitting area with a stylish feature fireplace with inset under lighting, ceiling light point, radiator and a double glazed window to the front elevation.

DINING AREA

w: 3.81m x l: 3.73m (w: 12' 6" x l: 12' 3")

With a radiator, ceiling light point and double glazed patio doors opening onto the large and established rear garden.

FIRST FLOOR LANDING

w: 2.79m x l: 1.83m (w: 9' 2" x l: 6')

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

BEDROOM ONE

w: 3.89m x l: 3.35m (w: 12' 9" x l: 11')

A spacious double bedroom which again feels so light with its large double glazed window to the front elevation. There are internally built wardrobes and drawers with inset hanging rails and shelving. There is also a ceiling light point and a radiator.

BEDROOM TWO

w: 3.68m x l: 2.97m (w: 12' 1" x l: 9' 9")

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

BEDROOM THREE

w: 2.59m x l: 2.36m (w: 8' 6" x l: 7' 9")

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

FAMILY BATHROOM

w: 2.67m x l: 1.65m (w: 8' 9" x l: 5' 5")

A fully tiled family bathroom with a three piece suite comprising a panelled bath, pedestal wash hand basin and a Low flush WC. There is also ceiling spotlights, radiator, mirrored wall cabinet and an obscure double glazed window to the rear elevation.

OUTSIDE

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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 advice on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings 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 fittings mentioned in this brochure or otherwise.









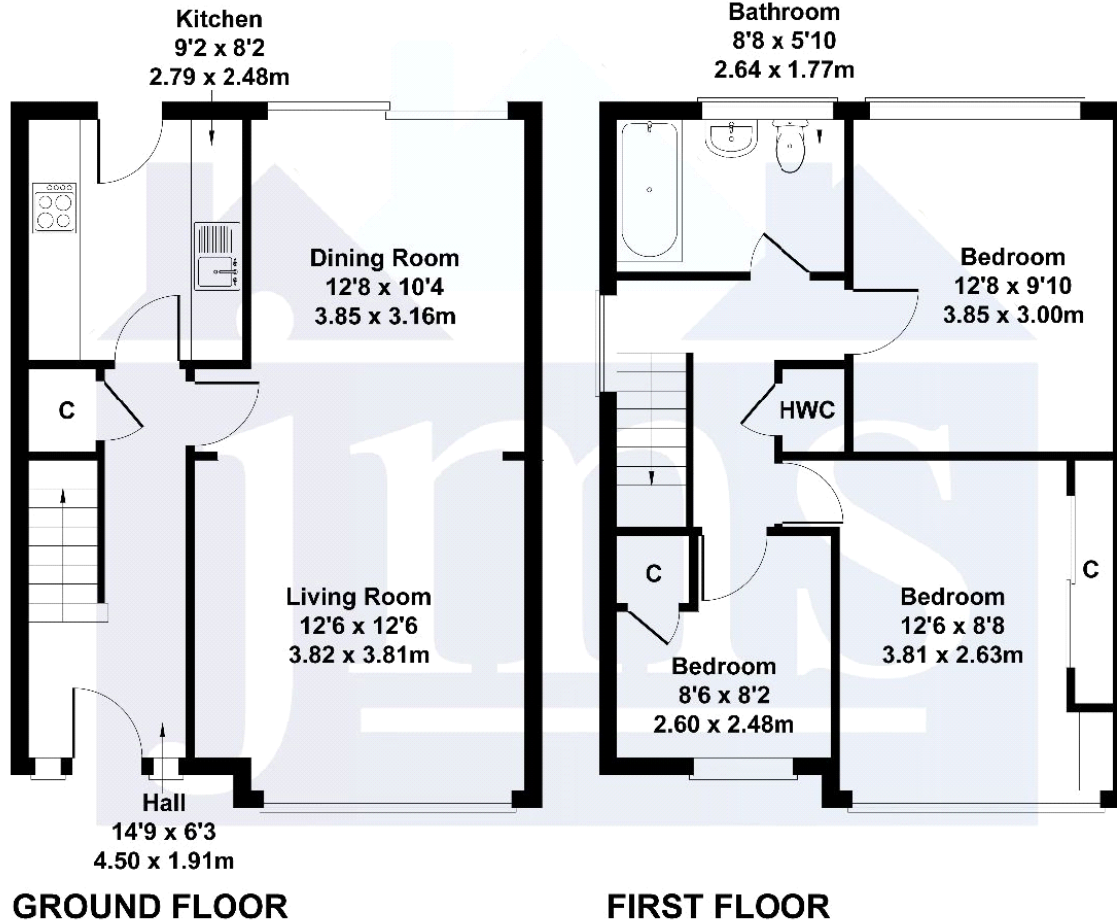






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Approximate Gross Internal Area
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(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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