



**25 Derbyshire Lane, Hucknall, Nottingham,
Nottinghamshire NG15 7JX**

£109,950

Tel: 0115 9680268



- Modern Shower Room
- No Upward Chain
- Large Double Bedroom
- End Terraced House
- Excellent access to amenities
- Modern Kitchen

A little gem, are the only words we can pick to describe this excellent opportunity to pick up an ultra convenient well presented house at an ultra affordable price.

This one bedroom traditional terraced house a stones throw away from Hucknall High Street is a must see for any first time buyers, downsizes or investors looking for a perfect little place.

The accommodation comprises an initial lounge with access into a modern kitchen fitted with a range of high gloss units. To the first floor there is a large double bedroom and a modern sleek and stylish shower room and also further potential to go into the loft space to create an additional bedroom.

Externally this property stands so close to Hucknall High Street, offering excellent access to a whole host of amenities and transport links. There is a private rear garden with composite non slip decking, artificial lawn and an outhouse providing a handy amount of external storage.

LOUNGE

w: 3.68m x l: 3.43m (w: 12' 1" x l: 11' 3")

A well presented lounge with a feature fireplace with wall mounted electric fire. There is also a radiator, Hive central heating main hub, ceiling light point, double glazed window to the front elevation and access door into the kitchen.

KITCHEN

w: 2.67m x l: 2.26m (w: 8' 9" x l: 7' 5")

A modern kitchen fitted with a range of high gloss wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. There is an integrated oven, four ring electric hob with extractor above, understairs storage with space for a fridge/freezer and plumbing for a washing machine. Ceiling light point, double glazed window and an obscure double glazed door opening onto the rear garden.

FIRST FLOOR LANDING

w: 1.52m x l: 0.76m (w: 5' x l: 2' 6")

With a ceiling light point and a radiator.

BEDROOM ONE

w: 3.66m x l: 3.43m (w: 12' x l: 11' 3")

A spacious double bedroom with a feature original fireplace, radiator, ceiling light point and a double glazed window to the front elevation.

SHOWER ROOM

w: 2.67m x l: 2.24m (w: 8' 9" x l: 7' 4")

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

OUTSIDE

Externally this property stands so close to Hucknall High Street, offering excellent access to a whole host of amenities and transport links. There is a private rear garden with composite non slip decking, artificial lawn and an outhouse providing a handy amount of external storage.

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

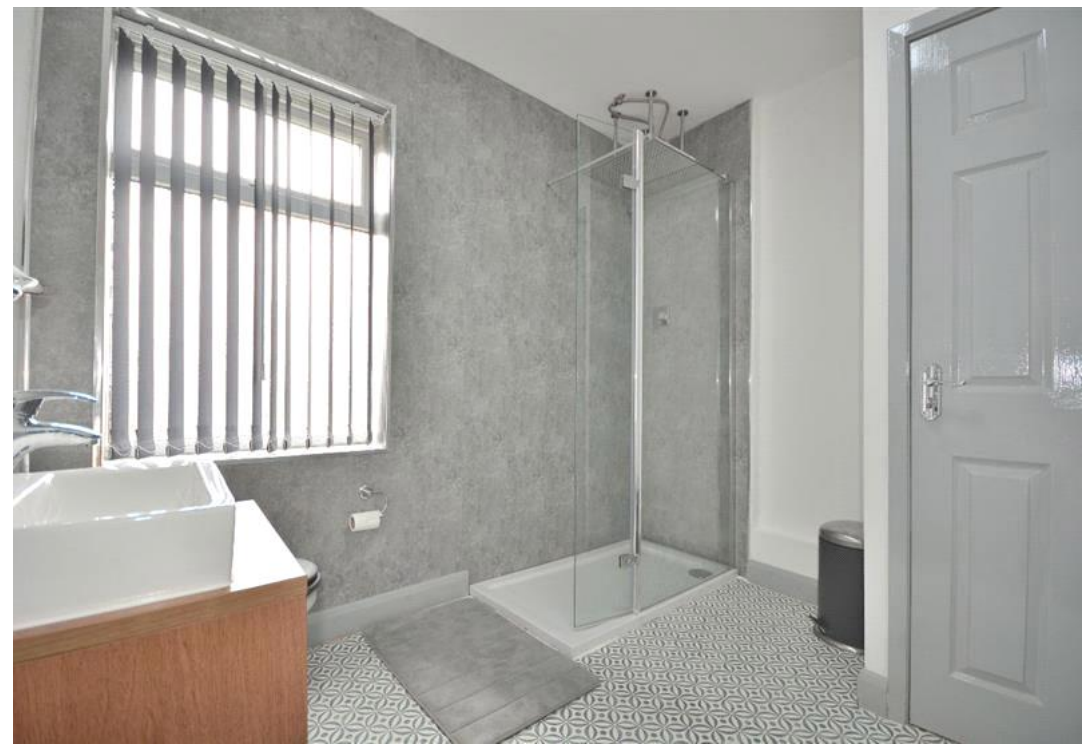
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FIXTURES & FITTINGS

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.









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