



**52 St. Marys Way, Hucknall, Nottingham,
Nottinghamshire NG15 7DW**

£875 pcm

Tel: 0115 9680268



- Modern Kitchen
- Spacious Internal Layout
- Three Bedrooms
- Enclosed Rear Garden
- Excellent Location
- Good Transport Links

We are pleased to bring to the market this spacious and well maintained family home in a great location just a few minutes walk from Hucknall town centre.

The property comprises of spacious entrance hallway, under stairs storage cupboard, open plan lounge diner, traditional kitchen with gas hob and electric oven, space for fridge, freezer, washing machine, two double bedrooms and one single bedroom, modern bathroom with a corner bath and separate shower, WC and sink, landing storage cupboard.

This property benefits from having gas central heating and UPVC double glazed windows, the property is neutrally decorated throughout and offers plenty of space for a growing family..

Externally the property offers a private enclosed rear garden with lawn and patio areas, there is a good sized front yard with shed and outhouse.

Parking is on street.

Don't miss out, call today to arrange a viewing!!

Council Tax Band: A (Ashfield Council)













Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		83	68 69
	67		
England & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

Viewing by appointment only
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