



**11a Carlingford Road, Hucknall, Nottingham,
Nottinghamshire NG15 7AE**

£124,995

Tel: 0115 9680268



- Neutral Kitchen & Bathroom
- Convenient Location
- No Upward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Traditional Terraced House

A deceptively spacious two bedroom traditional terraced house located in an ultra-convenient town centre location which is nestled in the heart of Hucknall within walking distance to the high street which lays host to an array of excellent amenities and the tram station linking perfectly to Nottingham City centre. This generous property has proved to be an excellent investment over the years for our current vendor due to both its space and positioning and we are certain it will appeal to a wide variety of buyers including first time buyers and investors.

The internal accommodation comprises two substantial reception rooms and a fitted kitchen to the rear of the property. To the first floor landing there are two bedrooms and a well-proportioned bathroom.

Externally, the property is located toward the start of Carlingford road itself. There is a decent sized rear garden which is both securely enclosed and private with artificial turf and an outhouse to the bottom of the garden.

LIVING ROOM

w: 4.11m x l: 3.81m (w: 13' 6" x l: 12' 6")

A spacious living room with a radiator, ceiling light and a double glazed window to the front elevation.

DINING ROOM

w: 4.11m x l: 3.81m (w: 13' 6" x l: 12' 6")

A second generously proportioned reception room with a radiator, ceiling light point, double glazed window to the rear elevation and door opening into the stairs that rise to the first floor landing.

KITCHEN

w: 2.9m x l: 2.16m (w: 9' 6" x l: 7' 1")

A neutral fully fitted kitchen with range of wall cupboards, base units and drawers with working surfaces over. One and a half bowl stainless steel inset sink with drainer and chrome mixer tap, integrated oven, four ring gas hob, space for fridge/freezer, plumbing for a washing machine. There is a ceiling light point and double glazed window and door to the rear elevation.

FIRST FLOOR LANDING

w: 4.8m x l: 0.71m (w: 15' 9" x l: 2' 4")

With ceiling light point and loft hatch.

BEDROOM ONE

w: 4.11m x l: 3.86m (w: 13' 6" x l: 12' 8")

A spacious double bedroom with a range of fitted wardrobes with inset hanging rails, shelving and drawers. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.81m x l: 3.18m (w: 12' 6" x l: 10' 5")

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

BATHROOM

w: 2.62m x l: 2.13m (w: 8' 7" x l: 7')

A large bathroom with a three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin and a low flush WC. There is also a cupboard housing the Worcester combi boiler and obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property is located toward the start of Carlingford road itself. There is a decent sized rear garden which is both securely enclosed and private with artificial turf and an outhouse to the bottom of the garden.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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

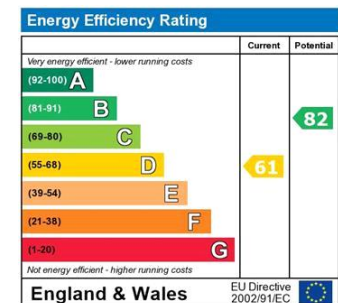
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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











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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