



**24 The Connery, Hucknall, Nottingham,  
Nottinghamshire NG15 7AH**

**£130,000**

Tel: 0115 9680268



- Convenient Town Centre Location
- No Upward Chain
- Viewing Highly Recommended
- Open Plan Lounge Diner
- Neutrally Presented Throughout
- Two Bedrooms

A deceptively spacious two-bedroom traditional semi detached 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 generously proportioned 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 an open plan living space which has seamlessly joined two substantial reception rooms into one 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 just a short walk to Hucknall High Street and also offers access to a local park just a stone's throw away from the property itself. There is an external rear space with raised decked area and a handy external brick-built storeroom accessed via the rear of the property.

### **OPEN PLAN LIVING**

w: 8.31m x l: 4.09m (w: 27' 3" x l: 13' 5")

A large open plan space which was formally two separate reception rooms which have been seamlessly adjoined but still clearly offering two separate reception areas.

### **LIVING AREA**

w: 4.09m x l: 3.48m (w: 13' 5" x l: 11' 5")

A spacious living room with a feature fireplace with inset fire, radiator, ceiling light point, double glazed window to the front elevation and open plan access into the:

### **DINING AREA**

w: 3.2m x l: 1.96m (w: 10' 6" x l: 6' 5")

With a radiator, ceiling light point and a double glazed window to the side elevation. stairs rising to the first floor landing and an internal door opening into the kitchen.

### **KITCHEN**

w: 3.2m x l: 1.96m (w: 10' 6" x l: 6' 5")

A 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: 2.21m x l: 1.83m (w: 7' 3" x l: 6' )

With ceiling light point.

### **BEDROOM ONE**

w: 3.45m x l: 3.45m (w: 11' 4" x l: 11' 4")

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

### **BEDROOM TWO**

w: 3.48m x l: 2.31m (w: 11' 5" x l: 7' 7")

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

### **BATHROOM**

w: 2.21m x l: 1.55m (w: 7' 3" x l: 5' 1")

A 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 just a short walk to Hucknall High Street and also offers access to a local park just a stone's throw away from the property itself. There is an external rear space with raised decked area and a handy external brick-built storeroom accessed via the rear of the property.

**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 Pycroft 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.

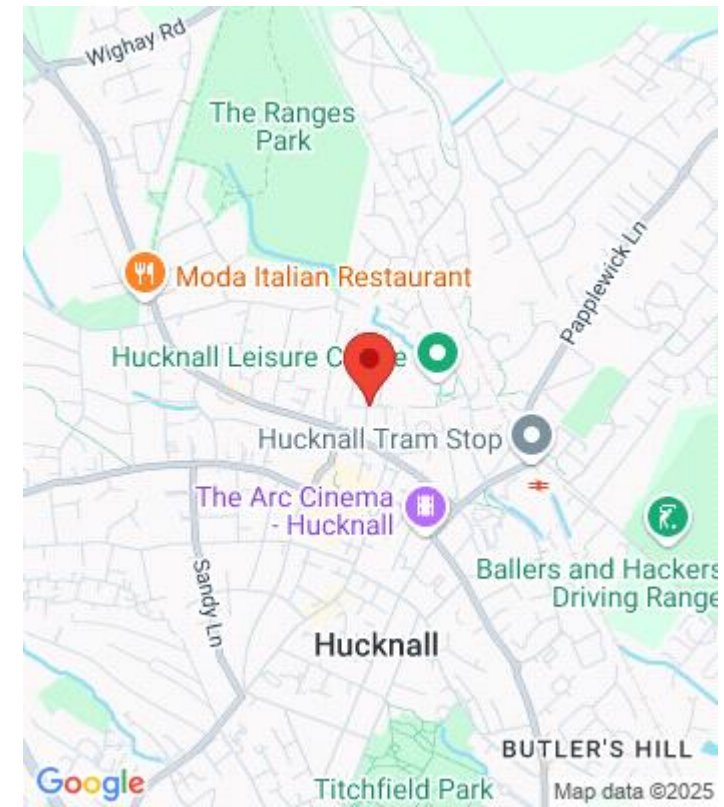
**FIXTURES & FITTINGS**

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.









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