



**18 Claremont Avenue, Hucknall, Nottingham,  
Nottinghamshire NG15 6EE**

**Offers Over £160,000**

Tel: 0115 9680268



- Semi Detached House
- Modern Kitchen
- No Upward Chain
- Three Bedrooms
- Convenient Location
- Two Reception Rooms

This three bedroom, traditional semi-detached house offers an excellent opportunity for either those looking to take their first steps onto the property ladder or those looking to make a shrewd investment to add to a rental portfolio. This property boasts an extremely convenient location just off Farleys Lane is not far from the centre of Hucknall and a well serviced bus route which gives you access to a whole range of the handy local amenities and the tram and train station giving links to Nottingham city centre. The property is also offered to the market with the benefit of no upward chain.

The accommodation comprises an entrance hallway with access into the lounge with access door into a second reception room and then onto a well utilised kitchen fitted with a range of neutral and modern shaker style units to the rear of the property. To the first-floor landing there are three bedrooms, including one substantial double and a generously proportioned bathroom with three piece suite.

Externally, the property stands on a quiet residential road with plenty of space for on street parking. To the rear of the property there is a generous garden which consists of an initial patio area, central well-maintained lawn and a garden shed that will be included within the sale. All coming securely enclosed with fenced boundaries to all sides and an access gate providing front to rear access.

#### **ENTRANCE HALL**

w: 1.91m x l: 1.02m (w: 6' 3" x l: 3' 4")

With a ceiling light point and stairs rising to the first floor landing.

#### **LIVING ROOM**

w: 4.01m x l: 3.78m (w: 13' 2" x l: 12' 5")

A spacious light and airy living room with a central feature fireplace with inset fire. There is also a radiator, ceiling light point, door opening into the dining room and a double glazed window to the front elevation.

#### **DINING ROOM**

w: 4.11m x l: 2.87m (w: 13' 6" x l: 9' 5")

A second spacious reception room currently in use as a dining room with a radiator, understairs storage cupboard, ceiling light point, double glazed window to the rear elevation and a door opening into the:

#### **KITCHEN**

w: 3.61m x l: 2.64m (w: 11' 10" x l: 8' 8")

A modern & neutral kitchen having a range of shaker style wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with wall mounted stainless steel extractor hood over. There is an array of ceiling spotlights, plumbing for a washing machine, space for a full height fridge/freezer and space for a tumble dryer. There is also double glazed windows and door opening onto the rear garden.

#### **FIRST FLOOR LANDING**

w: 2.31m x l: 2.03m (w: 7' 7" x l: 6' 8")

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

#### **BEDROOM ONE**

w: 3.3m x l: 2.95m (w: 10' 10" x l: 9' 8")

Having internally fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM TWO**

w: 3.38m x l: 2.97m (w: 11' 1" x l: 9' 9")

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

**BEDROOM THREE**

w: 2.36m x l: 2.06m (w: 7' 9" x l: 6' 9")

Having a radiator, ceiling light point and a double glazed window to the front elevation.

**BATHROOM**

w: 1.78m x l: 1.78m (w: 5' 10" x l: 5' 10")

With a three piece suite comprising a panelled bath with shower over, wash hand basin with chrome taps and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

**OUTSIDE****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.











Viewing by appointment only  
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