



**11 Henry Street, Hucknall, Nottingham,  
Nottinghamshire NG15 7RY**

**£135,000**

Tel: 0115 9680268



- Convenient Location
- Deceptively Spacious Throughout
- Traditional Terraced House
- Modern Kitchen & Bathroom
- Two Double Bedrooms
- Viewing Highly Recommended

This traditional two double bedroom terraced 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 convenient location within a short walk of Hucknall high street which gives you access to a whole range of the handy local amenities, and the tram stop which gives links to Nottingham city centre.

The accommodation comprises an initial reception room currently in use as a dining room with access door into a second reception room and then onto a fully fitted kitchen to the rear of the property which benefits from a range of high gloss modern units. To the first-floor landing there are two double bedrooms, including a generously proportioned bathroom with three piece suite.

Externally the property stands on the one way road of Henry street which is particularly wide and offers a substantial amount of on street parking. To the rear of the property there is a private rear garden which is all low maintenance having paved patio area and a raised decked sitting area to the top of the garden itself. There is secure fenced boundaries to both sides and a high level brick wall to the rear which creates a great level of privacy.

#### **FRONT RECEPTION ROOM**

w: 3.35m x l: 3.48m (w: 11' x l: 11' 5")

A generous and spacious front reception room currently in use as a dining room. There is a feature fireplace, ceiling light point, double glazed window and UPVC front entrance door and a door opening into the rear reception room.

#### **REAR RECEPTION ROOM**

w: 3.78m x l: 3.48m (w: 12' 5" x l: 11' 5")

A second well proportioned reception room that the current owners utilises as an cosy yet spacious living room with open plan access into the kitchen. There is a ceiling light point, built in storage cupboard and a UPVC door opening into the rear garden.

#### **KITCHEN**

w: 2.77m x l: 1.98m (w: 9' 1" x l: 6' 6")

A modern & neutral fully fitted kitchen with a range of high gloss with wood effect working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring hob with wall mounted extractor hood. There is also plumbing for a washing machine, space for a fridge/freezer. Ceiling lighting and two double glazed windows to the side elevation.

#### **FIRST FLOOR LANDING**

w: 3.78m x l: 0.74m (w: 12' 5" x l: 2' 5")

A handy addition giving a separate access between bedrooms and the family bathroom which is a particularly positive feature as most properties on the road currently have access through bedrooms to bathroom.

#### **BEDROOM ONE**

w: 4.17m x l: 3.53m (w: 13' 8" x l: 11' 7")

The first of the two large double bedrooms with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM TWO**

w: 3.81m x l: 3.3m (w: 12' 6" x l: 10' 10")

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

#### **BATHROOM**

w: 2.67m x l: 2.46m (w: 8' 9" x l: 8' 1")

A well finished modern bathroom with three piece suite comprising a panelled bath with shower over. wash hand basin and a low flush WC. There is also a radiator, ceiling light point, modern tiling to the walls, storage cupboard and an obscure double glazed window to the rear elevation.

## **OUTSIDE**

Externally the property stands on the one way road of Henry street which is particularly wide and offers a substantial amount of on street parking. To the rear of the property there is a private rear garden which is all low maintenance having paved patio area and a raised decked sitting area to the top of the garden itself. There is secure fenced boundaries to both sides and a high level brick wall to the rear which creates a great level of privacy.

## **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.









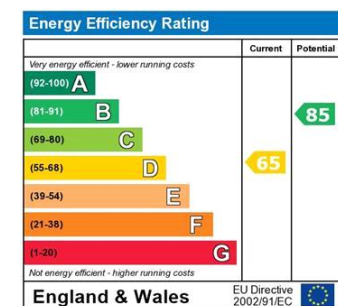
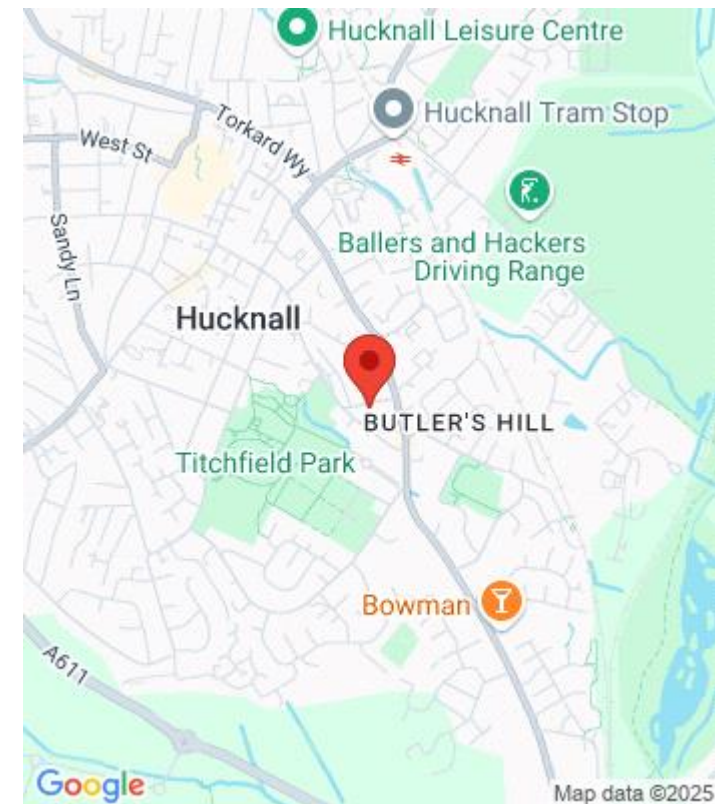












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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