



**7 Beauvale Road, Hucknall, Nottingham,
Nottinghamshire NG15 6PF**

£200,000

Tel: 0115 9680268



- No Upward Chain
- Popular Location
- Extended Dining Kitchen
- Well Presented Throughout
- Substantial Driveway
- Semi Detached House

A well-presented traditional three-bedroom, semi-detached house offers a well-balanced and generous proportioned space both internally and externally having easy on the eye décor, extended dining kitchen and a well finished and well planned private rear garden alongside a generous driveway providing off road parking for a couple of cars.

The accommodation comprises an entrance hallway, two spacious reception rooms including a light and bright lounge and an extended open plan dining kitchen and a downstairs family bathroom. To the first-floor landing there are three bedrooms including two double bedrooms.

Externally the property benefits from a generous frontage which consists of a large pebbled driveway providing off road parking for a couple of cars. To the rear there is a well finished and well worked easy maintainable garden with raised planters, artificial lawn, patio sitting area and garden shed that will be included within the sales.

ENTRANCE HALL

w: 1.45m x l: 0.84m (w: 4' 9" x l: 2' 9")

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

LOUNGE

w: 3.96m x l: 3.66m (w: 13' x l: 12')

A spacious yet cosy living room with a radiator, ceiling light point, double glazed window to the front elevation and door opening into the dining kitchen.

OPEN PLAN DINING KITCHEN

w: 4.62m x l: 3.18m (w: 15' 2" x l: 10' 5")

A magnificently well proportioned open plan, extended dining kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring hob with concealed extractor hood over. There is space for a fridge/freezer, plumbing for a washing machine. There is also ceiling lighting, double glazed windows to the side and rear elevations and access into the:

REAR LOBBY

w: 1.52m x l: 1.42m (w: 5' x l: 4' 8")

A handy rear lobby/utility area with space for a tumble dryer. There is also ceiling lighting and access door to the rear garden and into the downstairs bathroom.

BATHROOM

w: 2.79m x l: 1.65m (w: 9' 2" x l: 5' 5")

A large family bathroom with a modern three piece suite comprising a panelled bath with internally plumbed shower, wash hand basin with mixer tap and a low flush WC. There is also a heated towel radiator, ceiling lighting and an extractor fan.

FIRST FLOOR LANDING

w: 1.98m x l: 0.76m (w: 6' 6" x l: 2' 6")

With a ceiling light point.

BEDROOM ONE

w: 3.43m x l: 3.2m (w: 11' 3" x l: 10' 6")

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

BEDROOM TWO

w: 3.25m x l: 2.9m (w: 10' 8" x l: 9' 6")

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

BEDROOM THREE

w: 2.31m x l: 1.96m (w: 7' 7" x l: 6' 5")

With a radiator, ceiling light point and a double glazed window to the rear elevation.

OUTSIDE

Externally the property benefits from a generous frontage which consists of a large pebbled driveway providing off road parking for a couple of cars. To the rear there is a well finished and well worked easy maintainable garden with raised planters, artificial lawn, patio sitting area and garden shed that will be included within the sales.

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.

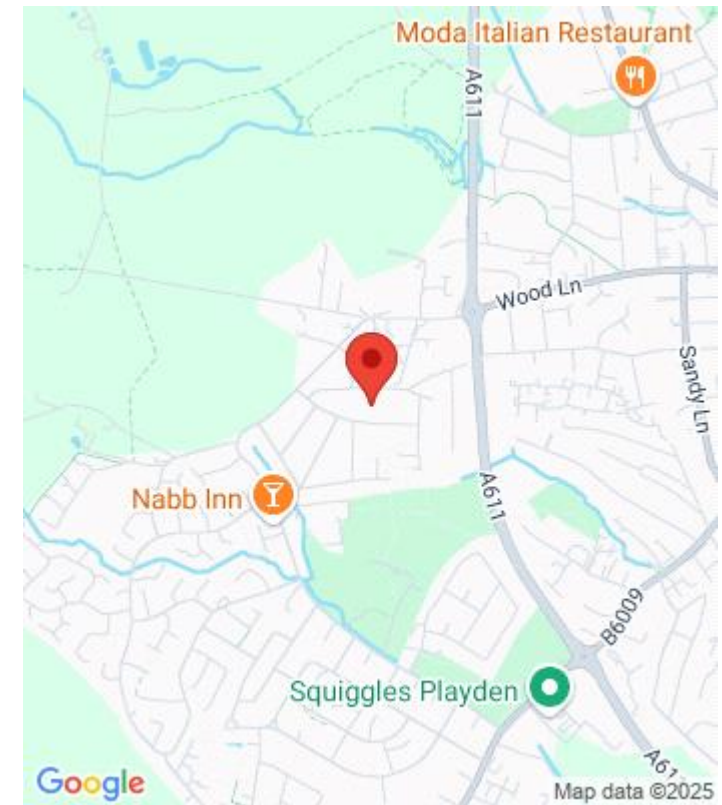
FIXTURES & FITTINGS

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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