



**22 Minster Close, Hucknall, Nottingham,
Nottinghamshire NG15 8DR**

£895 pcm

Tel: 0115 9680268



- Off-street parking
- Beautiful Family Home
- Integrated Appliances
- EPC APPLIED FOR
- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Garage
- Garden

JMS are pleased to bring to the market this two bedroom semi-detached property in a desirable location. The property will be available from August 2025.

In brief this property comprises of:

Ground Floor - Entrance hall with storage cupboard. Spacious Reception Room . Kitchen/ Dining area complete with a good selection of wall and base units, Electric Hob and Electric Oven, Extractor Hood, Integrated Fridge and Freezer, plumbing for a washing machine and also space for a dining room table and chairs.

First Floor - Double bedroom to the rear and a small double bedroom to the front. Bathroom with white three piece suite having an electric shower over the bath.

The property also benefits from Gas Central Heating, Double Glazing.

At the rear of the property is a private, low maintenance enclosed garden with a patio area, mature shrubs and a garage. To the side of the property is a large driveway to park multiple cars.

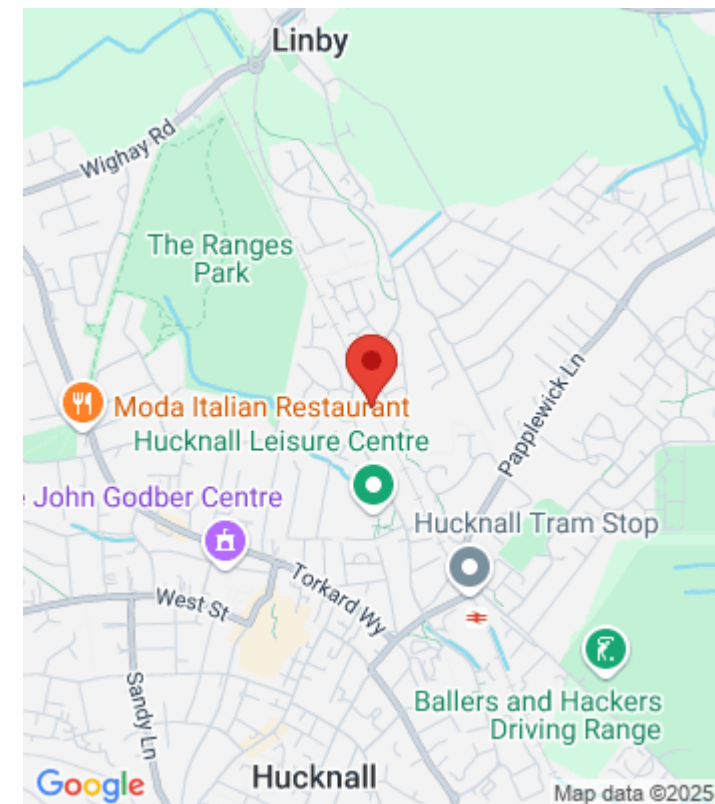
The property is located in a cul de sac and offers easy access to Hucknall High Street Tram and Railway stations.

Viewing is a must, this property won't be available for long.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	65	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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