



**9 Rushcliffe Road, Hucknall, Nottingham,
Nottinghamshire NG15 6JH**

£170,000

Tel: 0115 9680268



- Excellent Scope & Potential
- No Upward Chain
- Popular Location
- Three Generous Bedrooms
- Large Lounge Diner
- Traditional Semi Detached House

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 as it comes located in a popular and convenient residential area. The property has been well loved and enjoyed by the same family for many years but also offers excellent scope & potential for further modernisation or extensions should it be required and we highly recommend an early inspection is and we do anticipate this property to be available for long as it also comes offered to the market with the advantage of no upward chain.

The accommodation comprises an entrance hallway with access into a large lounge diner with access into a fitted kitchen. To the first-floor landing there are three bedrooms, including two substantial doubles and a wet room style shower room.

Externally, the property stands set back from the road which does offer potential for someone to create a drive for off road parking. To the rear of the property there is a substantial and well-proportioned rear garden which is currently utilised as a low maintenance space with a substantial outbuilding perfect for external storage and securely enclosed with fenced boundaries to all sides.

ENTRANCE HALL

w: 3.48m x l: 1.75m (w: 11' 5" x l: 5' 9")

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

LIVING / DINING AREA

w: 7.77m x l: 3.61m (w: 25' 6" x l: 11' 10")

A large lounge diner with a central inset electric fire. There is also a radiator, ceiling lighting, two radiators, double glazed window to the front elevation and internal door into the kitchen.

KITCHEN

w: 2.84m x l: 2.06m (w: 9' 4" x l: 6' 9")

A kitchen having wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer. Integrated freestanding cooker. There is ceiling lighting, plumbing for a washing machine, space for a fridge/freezer. There is also double glazed window and door opening onto the side elevation.

FIRST FLOOR LANDING

w: 2.62m x l: 2.06m (w: 8' 7" x l: 6' 9")

With ceiling light point.

BEDROOM ONE

w: 4.11m x l: 2.79m (w: 13' 6" x l: 9' 2")

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

BEDROOM TWO

w: 3.53m x l: 2.95m (w: 11' 7" x l: 9' 8")

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

BEDROOM THREE

w: 3.18m x l: 2.26m (w: 10' 5" x l: 7' 5")

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

SHOWER ROOM

w: 2.06m x l: 1.63m (w: 6' 9" x l: 5' 4")

With three piece suite comprising a shower area with wall mounted, wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window.

OUTSIDE

Externally, the property stands set back from the road which does offer potential for someone to create a drive for off road parking. To the rear of the property there is a substantial and well proportioned rear garden which is currently utilised as a low maintenance space with a substantial outbuilding perfect for external storage and securely enclosed with fenced boundaries to all sides.

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

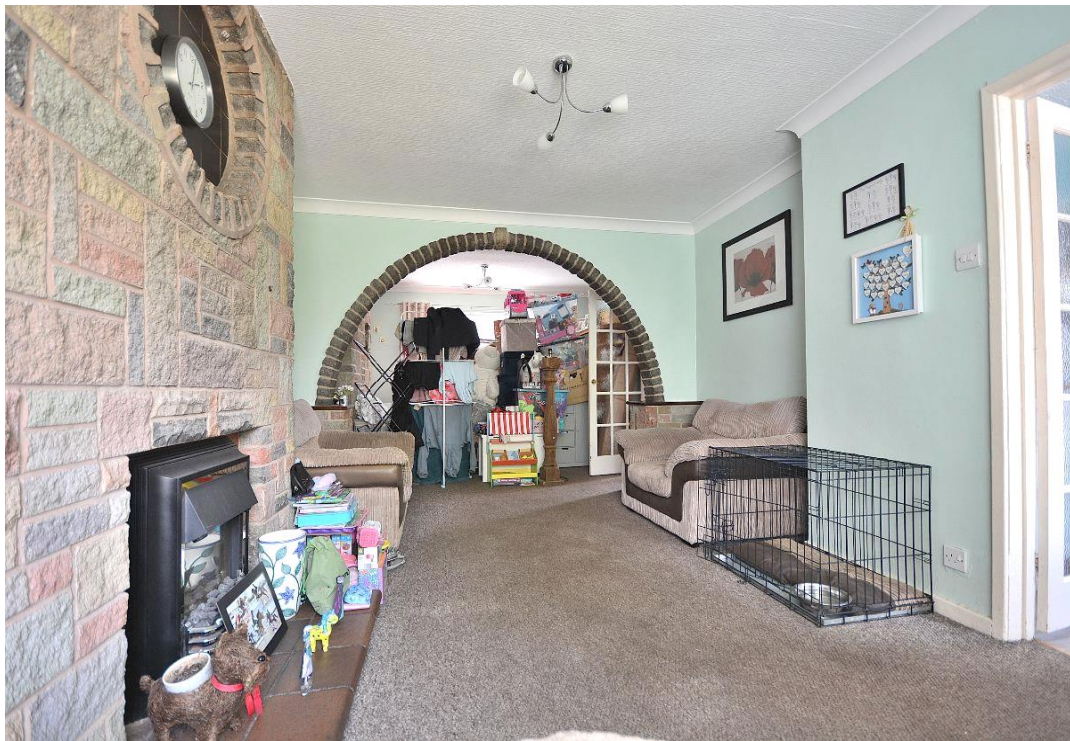
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

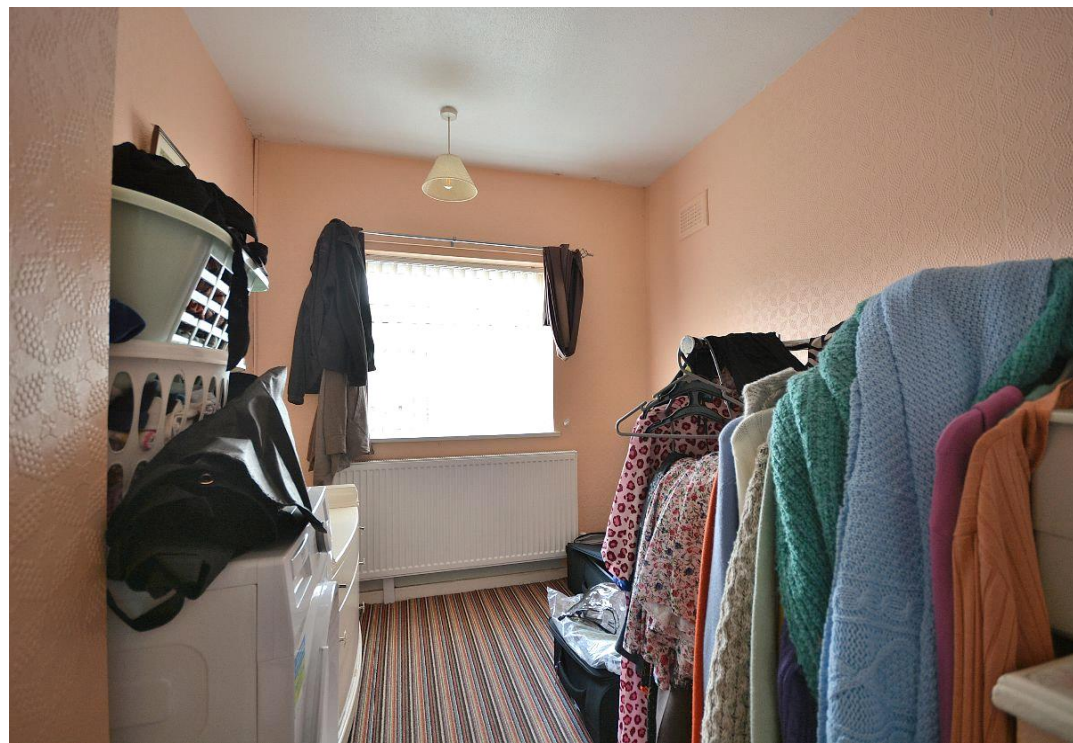
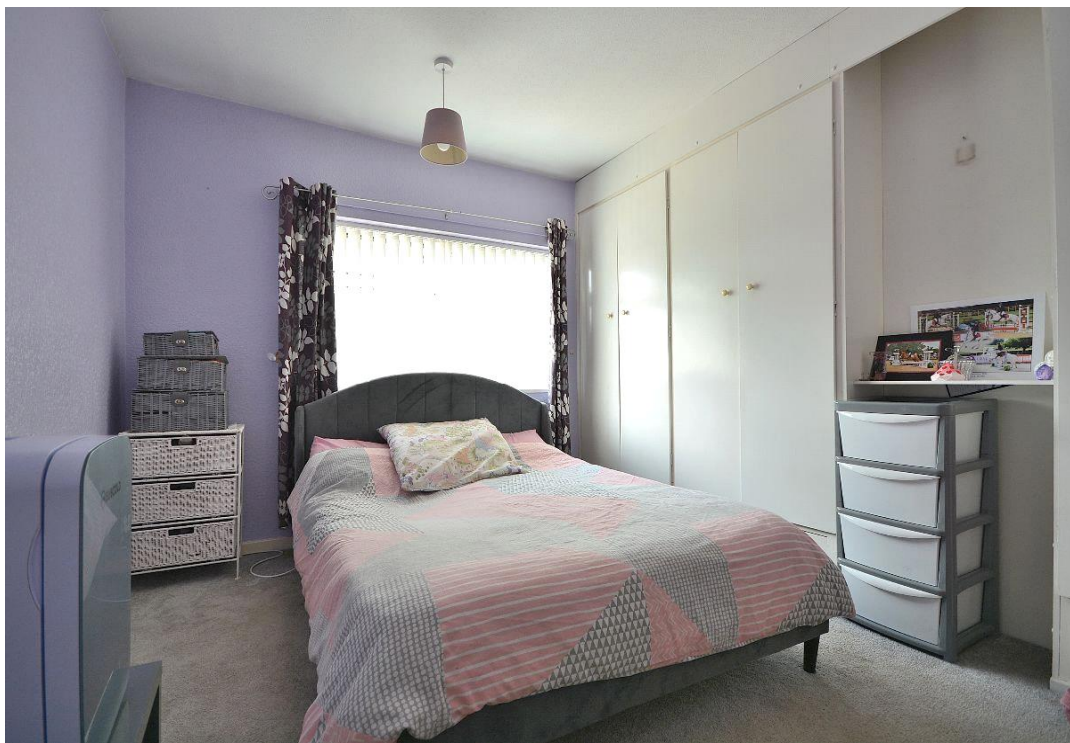
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the 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.

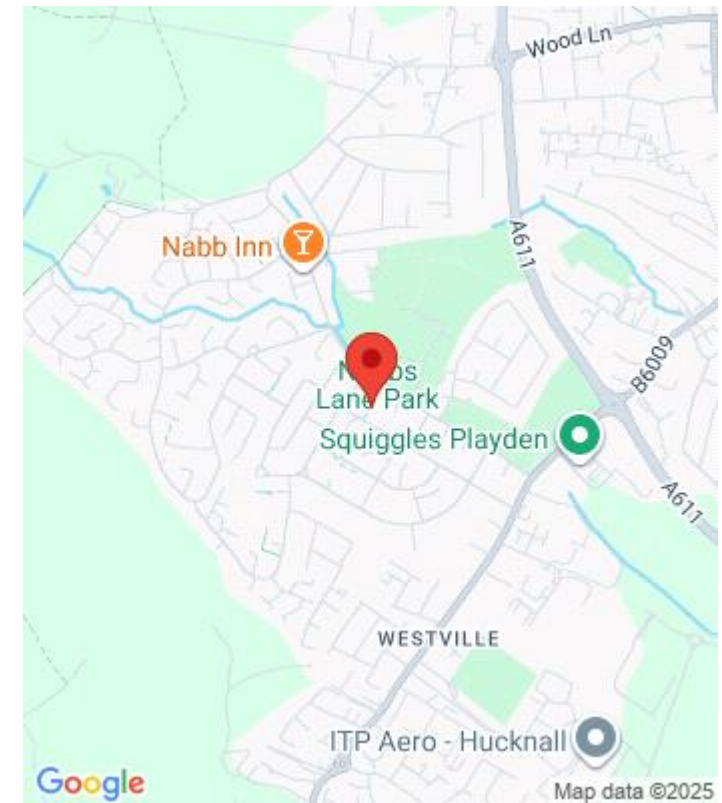
FIXTURES & FITTINGS

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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