



**1 Bodill Gardens, Hucknall, Nottingham,
Nottinghamshire NG15 7SQ**

£219,950

Tel: 0115 9680268



- No Upward Chain
- Driveway & Garage
- Convenient Location
- Deceptively Spacious Throughout
- Three Generous Bedrooms
- Modern Semi Detached House

A particularly spacious modern three bedroom, semi detached house spanning over three generous floors offering an excellent amount of living space for an affordable price. The accommodation comes neutrally presented throughout and has recently had a new Baxi combi boiler fitted with 9 years warranty still remaining and also is offered to the market with the benefit of no upward chain.

The accommodation comprises a welcoming entrance hall with downstairs WC. There is a spacious lounge with French doors opening into the rear garden and a kitchen with plenty of room for dining. To the first floor landing there are the first two bedrooms including a neutral family bathroom and to the second floor there is a large master bedroom with access into an en suite bathroom.

Externally the property stands on a corner plot with generous driveway with detached garage with up and over door. There is also a front garden with manageable tree that perfectly softens the frontal approach and to the rear there is a private and secure rear garden which is low maintenance benefitting from a raised decked area and slate chippings.

ENTRANCE HALL

w: 4.72m x l: 2.59m (w: 15' 6" x l: 8' 6")

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

DOWNSTAIRS WC

w: 1.91m x l: 0.81m (w: 6' 3" x l: 2' 8")

With a two piece suite comprising a low flush WC and wash hand basin. There is also a radiator, ceiling lighting and an obscure double glazed window.

KITCHEN DINER

w: 4.72m x l: 2.59m (w: 15' 6" x l: 8' 6")

A generous kitchen with plenty of room for a dining table. Fitted with a range of neutral wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring gas hob with concealed extractor hood over. There is also space for a fridge/freezer and plumbing for a washing machine and dishwasher. There is a radiator, ceiling lighting, double glazed window to the front and wall cupboard housing the recently upgraded Baxi combi boiler with nine years warranty remaining.

LIVING ROOM

w: 4.72m x l: 3.07m (w: 15' 6" x l: 10' 1")

A spacious living room with a radiator, ceiling lighting, double glazed window and French doors opening into the rear garden.

FIRST FLOOR LANDING

w: 5.13m x l: 1.91m (w: 16' 10" x l: 6' 3")

With double glazed windows to the front and side elevations, ceiling lighting, radiator, storage cupboard and stairs rising to the second floor.

BEDROOM TWO

w: 4.72m x l: 2.67m (w: 15' 6" x l: 8' 9")

A double bedroom with a radiator, ceiling lighting and two double glazed windows to the rear elevation.

BEDROOM THREE

w: 2.95m x l: 2.34m (w: 9' 8" x l: 7' 8")

Another well proportioned bedroom with a radiator, ceiling lighting and two double glazed windows to the front elevation.

FAMILY BATHROOM

w: 2.44m x l: 2.16m (w: 8' x l: 7' 1")

With three piece suite comprising a panelled bath, low flush WC and a wash hand basin with chrome taps. There is also a radiator, ceiling lighting and an extractor fan.

SECOND FLOOR:

With ceiling lighting.

MASTER BEDROOM

w: 4.78m x l: 3.58m (w: 15' 8" x l: 11' 9")

A large master suite with two radiators, ceiling lighting, under eaves storage and access into the:

EN-SUITE

w: 2.9m x l: 1.6m (w: 9' 6" x l: 5' 3")

With three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, wash hand basin with chrome taps and a low flush WC.

OUTSIDE

Externally the property stands on a corner plot with generous driveway with detached garage with up and over door. There is also a front garden with manageable tree that perfectly softens the frontal approach and to the rear there is a private and secure rear garden which is low maintenance benefiting from a raised decked area and slate chippings.

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

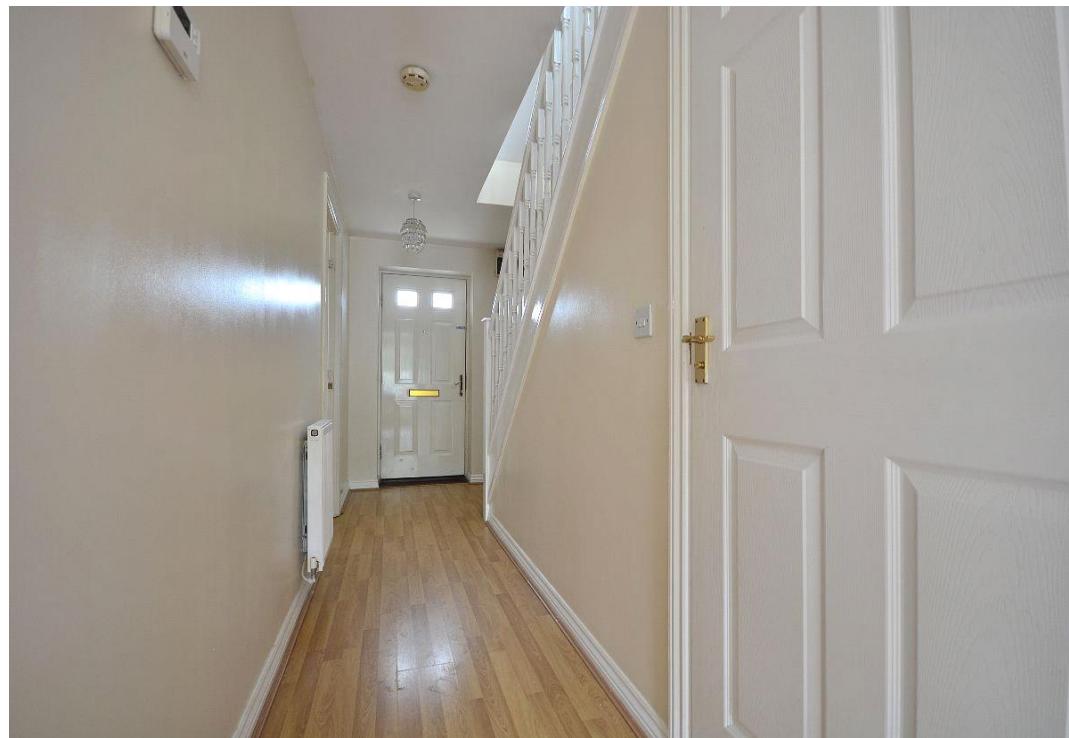
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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

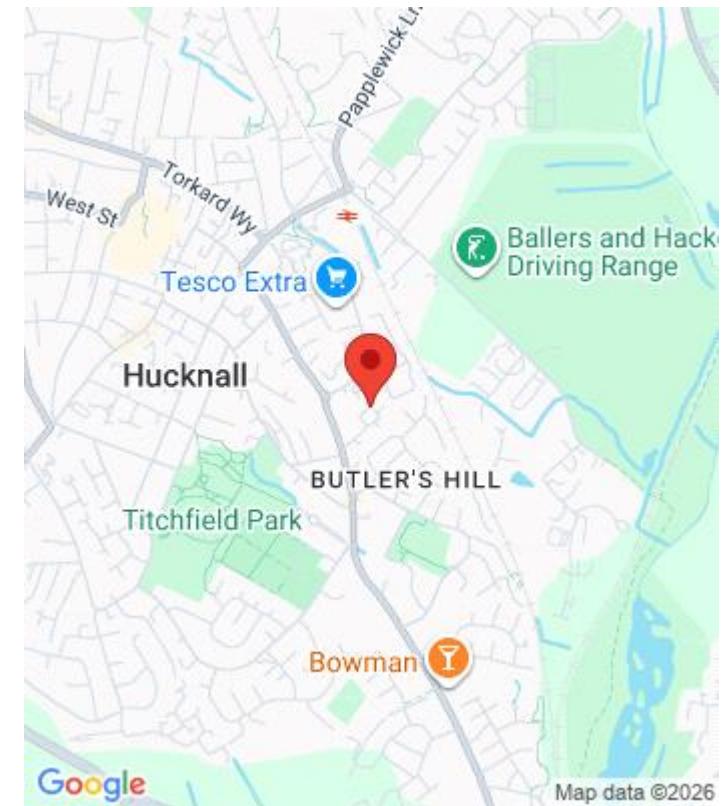
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Viewing by appointment only
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