



**9 Dukes Court, Portland Road, Hucknall,
Nottingham, Nottinghamshire NG15 7UX**

£194,000

Tel: 0115 9680268



- Modern Town House
- No Upward Chain
- Convenient Town Centre Location
- Three Bedrooms
- En Suite & Family Bathroom
- Two Off Road Parking Spaces

An excellent opportunity for first time buyers or investors that are in the market for a three-bedroom, modern town house which is offered to the market with no upward chain. This charming little gem of a property is ideally located in town centre location within walking distance to the high street, array of amenities and the tram and train station offering fantastic links into the city but also feels as it offers that perfect level of privacy with its pleasant positioning tucked off of Portland Road in a small residential cul de sac.

The accommodation is really well thought out comprising an initial entrance hall with access into a downstairs WC, well utilised kitchen and a generous living room that spans the full width of the property. To the first-floor landing there are three bedrooms including two equally proportioned ones and a master with en suite shower room and finally a family bathroom.

Externally, as previously mentioned above this property comes located in an extremely convenient location but also offers a peaceful setting being tucked away from Portland Road being sheltered by the apartments on the main road which offers a perfect balance of ultra convenience being in walking distance to Hucknall High Street, Tram & train station and much more besides. The plot itself offers two designated off-road parking spaces to the front of the property and to the rear there is a well-proportioned garden which consists of an initial sitting area which is split with paving patio slabs and a slightly raised decked area, well maintained lawn and fenced boundaries to all sides.

ENTRANCE HALL

w: 5.51m x l: 1.22m (w: 18' 1" x l: 4')

A welcoming open entrance hall with a radiator, ceiling lighting and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.88m x l: 0.79m (w: 6' 2" x l: 2' 7")

With a low flush WC, wash hand basin, ceiling lighting, and an obscure double glazed window to the front elevation.

KITCHEN

w: 3.66m x l: 2.44m (w: 12' x l: 8')

A well-planned kitchen with plenty of storage. This neutral kitchen has a range of shaker style wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over. There is plumbing for a washing machine, space for a fridge/freezer, ceiling spotlights and a double glazed window to the front elevation.

LIVING ROOM

w: 4.65m x l: 3.71m (w: 15' 3" x l: 12' 2")

A generous light and airy living room with feature fireplace with inset electric fire, ceiling lighting, radiator, double glazed window and double glazed French doors opening onto the decked area and private rear garden.

FIRST FLOOR LANDING

w: 2.74m x l: 2.59m (w: 9' x l: 8' 6")

With ceiling lighting and a over stairs storage cupboard.

MASTER BEDROOM

w: 2.77m x l: 2.72m (w: 9' 1" x l: 8' 11")

A double bedroom with an internally built wardrobe with inset hanging rails. There is also ceiling lighting, radiator and a double glazed window to the front elevation.

EN-SUITE

w: 2.69m x l: 1.78m (w: 8' 10" x l: 5' 10")

With three piece suite comprising a shower enclosure with wall mounted shower, low flush WC and a wash hand basin. There is also ceiling lighting, radiator and an obscure double glazed window to the front elevation.

BEDROOM TWO

w: 2.69m x l: 2.29m (w: 8' 10" x l: 7' 6")

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

BEDROOM THREE

w: 2.67m x l: 2.29m (w: 8' 9" x l: 7' 6")

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

BATHROOM

w: 1.96m x l: 1.85m (w: 6' 5" x l: 6' 1")

A modern bathroom with three piece suite comprising a panelled bath with shower handset over, wash hand basin and a low flush WC. There is also ceiling spotlights, radiator and an extractor fan.

OUTSIDE

Externally, as previously mentioned above this property comes located in an extremely convenient location but also offers a peaceful setting being tucked away from Portland Road being sheltered by the apartments on the main road which offers a perfect balance of ultra convenience being in walking distance to Hucknall High Street, Tram & train station and much more besides. The plot itself offers two designated off-road parking spaces to the front of the property and to the rear there is a well-proportioned garden which consists of an initial sitting area which is split with paving patio slabs and a slightly raised decked area, well maintained lawn and 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

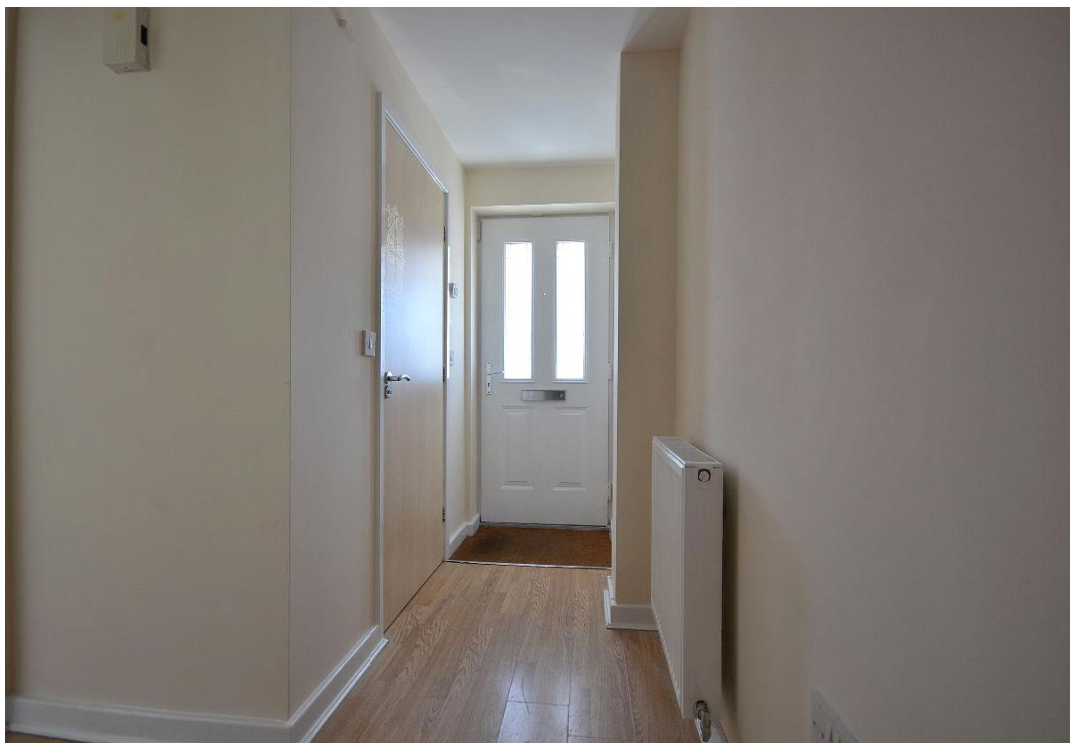
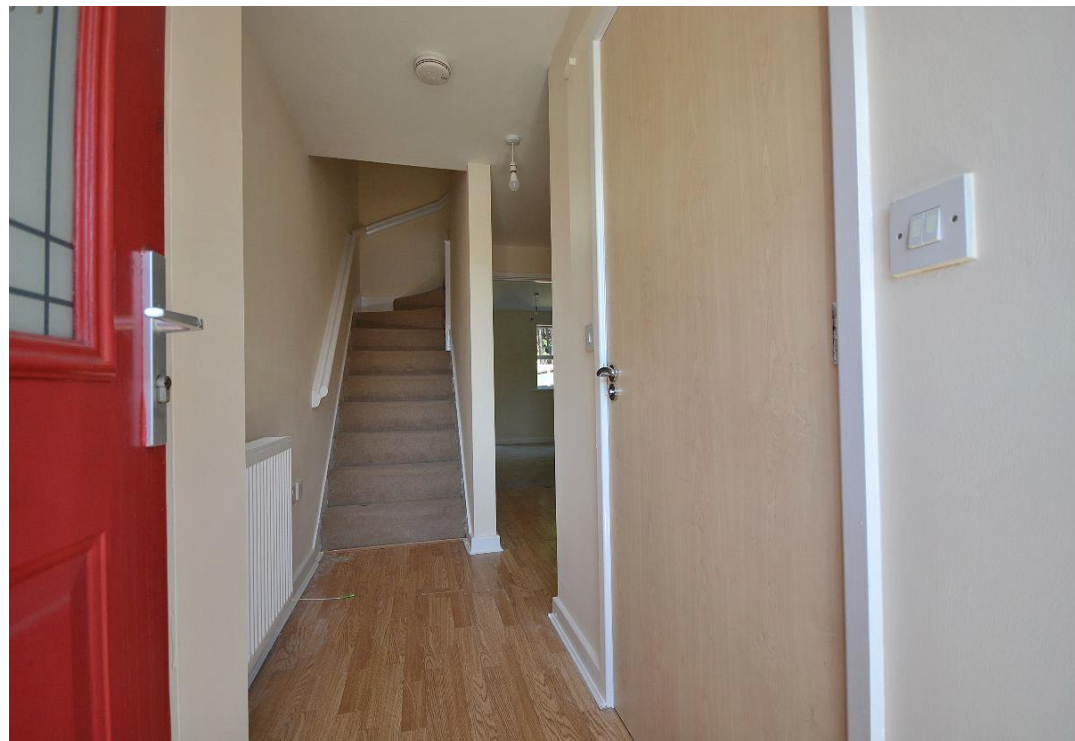
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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

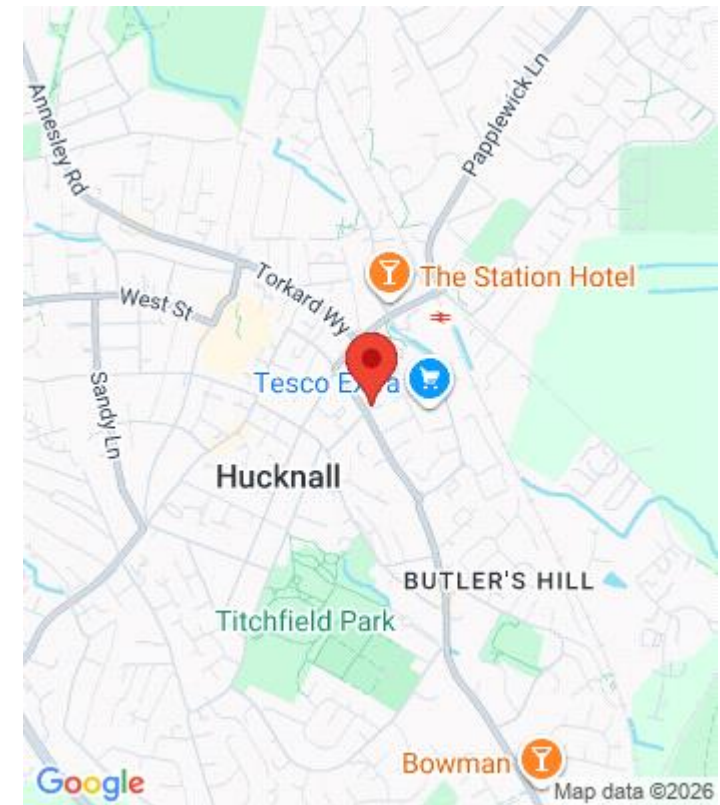
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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











Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: jmssalesandlettings.co.uk/

