



Ashgate Road, Hucknall, Nottingham, NG15 7UT
Guide Price £200,000-£210,000 Freehold

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Ashgate Road, Hucknall

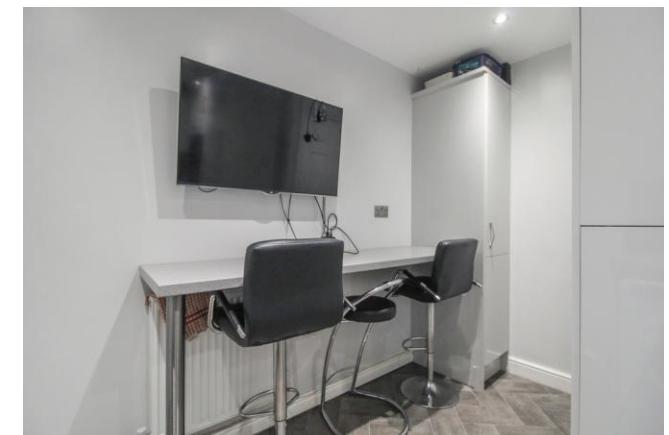
4 Bedrooms, 2 Bathroom

Guide Price £200,000-£210,000

- Four Bedroom Three Storey Townhouse
- Recently Refitted Breakfast/Kitchen
- Lounge/Diner With Patio Doors To Rear Garden
- Fantastic Location - Close To Town, Tram & Train
- New Boiler (2022)
- Two Allocated Parking Spaces
- Freehold

Situated in this sought after location affording easy access to Hucknall Town Centre, Tram Network & Train Station, this four bedroom three storey townhouse briefly comprises of a recently refitted breakfast/kitchen, lounge/diner with patio doors to the rear garden, two bedrooms and a family bathroom and a master bedroom with en-suite and further bedroom with fitted storage located on the second floor. The property benefits from a recently installed boiler (2022) and two allocated parking spaces to the rear.

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			



ENTRANCE HALL Accessed via an external door with fitted carpet, wall mounted radiator and fitted ceiling spotlight.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin, vinyl flooring, opaque uPVC double glazed window to the front, wall mounted radiator and ceiling light.

BREAKFAST/KITCHEN 12' 7" x 10' 7" reducing to 7' 10" (3.84m x 3.23m) Recently refitted the kitchen has a range of high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back, integrated twin electric oven, inset five ring burner gas hob with extractor hood over, integrated fridge, freezer, microwave and dishwasher, washing machine plumbing, breakfast bar seating, vinyl floor covering, wall mounted radiator, uPVC double glazed window to the front elevation and fitted ceiling spotlights.

HALL With wood effect laminate flooring, ceiling light

and stairs rising to the first floor.

LOUNGE/DINER 12' 7" x 11' 8" (3.84m x 3.56m) With wood effect laminate flooring, uPVC double glazed sliding patio door to the rear garden, wall mounted radiator and ceiling light.

FIRST FLOOR LANDING With fitted carpet, airing cupboard, ceiling light and stairs rising to the second floor.

BEDROOM TWO 12' 7" x 8' 9" (3.84m x 2.67m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM FOUR 7' 10" x 7' 8" max reducing to 6' 2" (2.39m x 2.34m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer tap and shower over,

low flush w.c., pedestal wash hand basin, vinyl floor covering, opaque double glazed window to the front elevation and ceiling light.

SECOND FLOOR LANDING With fitted carpet, wall mounted radiator and ceiling light.

MASTER BEDROOM 12' 7" x 12' reducing to 8' 8" (3.84m x 3.66m) With a fitted carpet, two Velux windows, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a corner shower enclosure with a mains fitted shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator and ceiling light.

BEDROOM THREE 12' 7" x 5' 9" (3.84m x 1.75m) With a fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobe, wall mounted radiator and ceiling light.

EXTERNAL The property enjoys a south-east facing



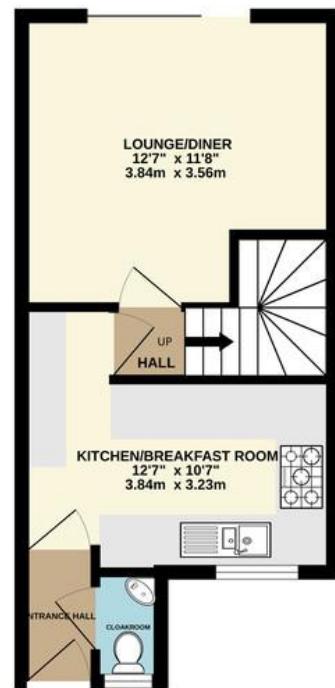
enclosed rear garden which is mainly laid to lawn with a raised decking area, fenced boundary and secure gate access. To the front is a gravelled garden and gated entry. To the rear are two allocated parking spaces.

LOCATION The property is situated in an excellent location affording easy access to the NET Tram Network & Train Station which is located a mere 0.3 miles away. Hucknall town centre is also within easy reach offering an array of local amenities all within walking distance.

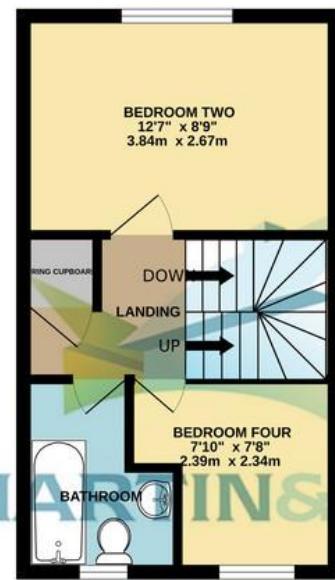




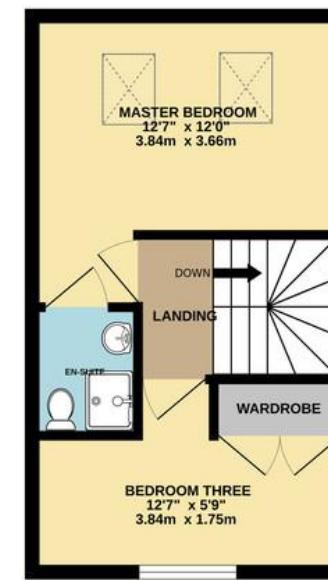
GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



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TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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