



Polperro Way, Hucknall, NG15 6JX
Guide Price £180,000-£190,000 Freehold


MARTIN&CO

Polperro Way, Hucknall

3 Bedrooms, 1 Bathroom

Guide Price £180,000-£190,000

- Three Bedroom End Town House
- Modern & Spacious Kitchen/Diner
- Well Proportioned Low Maintenance Rear Garden
- Popular Location
- No Onward Chain
- Suiting A Wide Range Of Buyers
- Freehold

GUIDE PRICE £180,000-£190,000. Suiting a wide range of buyers, this attractive three bedroom end town house offers a modern and neutral finish throughout, a low maintenance rear garden, excellent transport links and is being sold with no onward chain. The accommodation comprises in brief of an entrance hall, lounge with bow window and open to the spacious kitchen/diner. To the first floor are three bedrooms alongside a modern fitted bathroom. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY Accessed via an external uPVC door with fitted carpet, ceiling light, door to stairs rising to the first floor and open to the lounge.

LOUNGE 12' x 11' 11" (3.66m x 3.63m) With a fitted carpet, uPVC double glazed bow window to the front elevation, under stairs storage, wall mounted radiator, fitted ceiling spotlights and open plan to the kitchen/diner.

KITCHEN/DINER 15' x 12' 1" (4.57m x 3.68m) With a modern fitted kitchen comprising of a range of high and low level units with a squared edge solid oak wood worktop over incorporating a one and half bowl stainless steel sink and drainer, splash back tiling, integrated electric twin oven, integrated microwave, inset gas hob with extractor hood over, washing machine plumbing, ceramic tiled flooring, wall mounted radiator, uPVC double glazed window and French Doors to the rear garden, fitted ceiling spotlights and ceiling light.

LANDING With fitted carpet, storage, loft hatch and fitted ceiling spotlights.

MASTER BEDROOM 12' 10" x 8' 10" (3.91m x 2.69m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

BEDROOM TWO 11' 4" x 8' 10" reducing to 7' 11" (3.45m x 2.69m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 8' 10" x 6' 9" (2.69m x 2.06m) 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 taps and shower attachment over, low flush w.c, pedestal wash hand basin, floor and full wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear

and fitted ceiling spotlights.

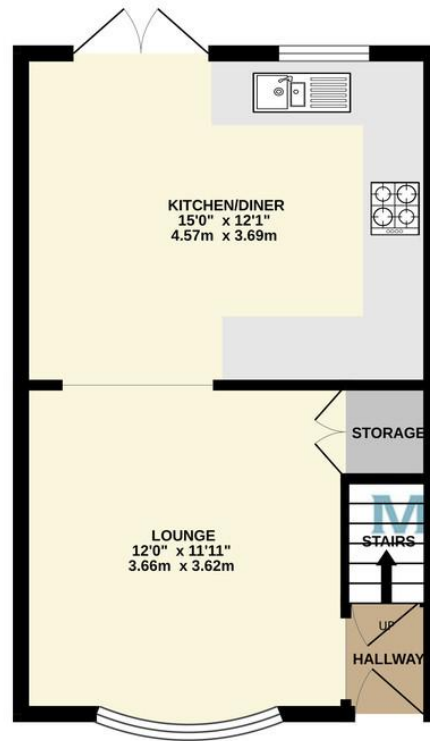
EXTERNAL The property enjoys a well proportioned and low maintenance enclosed rear garden which has a spacious raised decking area with built in brick BBQ, further gravelled garden, fenced boundary and secure gate access. To the front there is a lawned garden and on road parking is available.



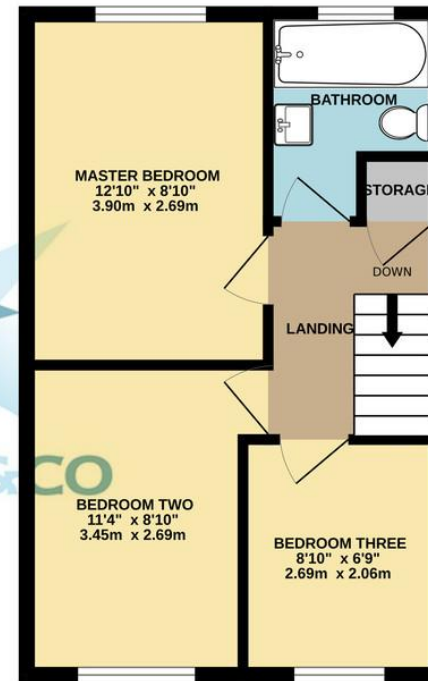




GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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