



Ogle Street
Hucknall Nottingham

burchell
edwards

Ogle Street Hucknall Nottingham NG15 7FQ

for sale offers in the region of
£220,000



Property Description

Located just a short walk from Hucknall town centre, its local amenities and great transport links. This semi detached home has been transformed into a much loved space with charm and character around every corner.

On the ground floor there is an entrance hallway, lounge with feature fireplace and bay window, there is a separate dining room which opens up to the kitchen and conservatory plus a small utility area with downstairs WC.

On the first floor there are two double bedrooms and bathroom.

The property also provides off road parking and generous, mature front and rear gardens which offers privacy and seclusion.

Viewing is essential to fully appreciate the individuality of home on offer.

Entrance Hallway

Entered into via composite door and having stairs leading to the first floor, central heating radiator and laminate flooring

Lounge

Having feature fireplace with wooden surround, laminate flooring, central heating radiator, picture rail and upvc double glazed bay window to the front elevation

Dining Room

With laminate flooring, understairs storage cupboard, built in meter cupboard, window to the side elevation, central heating radiator and being open to the kitchen

Kitchen

Fitted with a range of wall base and under units with complimentary wooden worksurface over, inset Belfast sink with mixer tap, range cooker with extractor hood over, central heating radiator, laminate flooring window to the side elevation, door through to utility and giving access to conservatory

Utility Area

Having composite front door, laminate flooring, space and plumbing for washing machine

Wc

Having low level WC and wash hand basin

Conservatory

Being of upvc construction with windows to the sides and rear with French doors leading out to the garden area and central heating radiator

First Floor

Landing Area

With loft hatch and giving access to:-

Bedroom One

Having upvc double glazed window to the front elevation and central heating radiator

Bedroom Two

Having upvc double glazed window to the rear elevation and central heating radiator

Bathroom

Fitted with a three piece suite comprising of rolltop clawfoot bath, wash hand basin and high level WC, tiled splashback upvc double glazed obscure window to the side and central heating radiator

Outside

Set in an elevated position, the property sits on a generous garden plot.

To the front there is a gated driveway providing off road parking with mature garden having planted beds and borders and path leading to the front door.

The enclosed rear garden is mainly laid with astro turf with established beds and borders, mature trees and outside tap









Total floor area 83.1 m² (895 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK104965 - 0002