



Carlingford Road
Hucknall Nottingham

burchell
edwards

Carlingford Road Hucknall Nottingham NG15 7AG

for sale
£140,000



Property Description

The accommodation is arranged over three floors and comprises a welcoming living room, a fitted kitchen and ground floor shower room.

To the first floor are two well-proportioned bedrooms, whilst a staircase leads to the versatile loft room, which could be utilised as a home office, hobby room or occasional guest space, subject to individual requirements.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space ideal for relaxing or entertaining.

Conveniently located close to local amenities, schools and transport links, this property offers practical and flexible living accommodation with the added advantage of being chain free and ready for immediate occupation.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Lounge

The property is accessed via UPVC door leading into the lounge where there is an electric heater, a radiator and window to the front elevation.

Dining Room

Having window to the rear elevation, a radiator and understairs storage.

Kitchen

Having wall and base units with wooden work surfaces over, tiled flooring, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, space and plumbing for washing machine, housing the boiler, window to the side elevation and giving access to the utility area.

Utility

Having UPVC door to the side elevation and door to the downstairs shower room.

Downstairs Shower Room

Having W.C, pedestal wash hand basin, corner mains fed shower over and obscured window to the side elevation.

First Floor Landing

Having storage cupboard and doors off to:-

Bedroom One

Having window to the front elevation and a radiator.

Bedroom Two

Having window to the rear elevation and a radiator.

Loft Room

Having velux style window to the rear elevation

Outside

To the rear the garden is fully enclosed with outside tap and being low maintenance.









Total floor area 82.8 m² (891 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

view this property online burchelledwards.co.uk/Property/HUK105105



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: HUK105105 - 0004