



Queen Street
Hucknall Nottingham

burchell
edwards

Queen Street Hucknall Nottingham NG15 7ED

for sale guide price
£150,000



Property Description

This attractive two-bedroom mid-terrace property offers comfortable and practical living accommodation, making it an excellent choice for first-time buyers, small families, or investors.

The ground floor comprises of a lounge to the front of the property. To the rear is a fitted kitchen with a range of wall and base units, offering good storage and workspace. Beyond the kitchen is a utility room leading to a modern ground floor bathroom fitted with a bath and over-head shower, wash hand basin and WC.

The first floor features two well-proportioned double bedrooms, with the generous principal bedroom spanning the full width of the property and a second double bedroom overlooking the rear.

This home offers a practical layout with well-sized rooms throughout. Conveniently situated within easy reach of local amenities, schools and transport links, this property presents an excellent opportunity for those seeking a home that is ready to move into or one with potential to personalise.

Lounge

Entered into via UPVC front door with TV point, laminate flooring, coving to the ceiling and central heating radiator.

Kitchen

Having a range of wall, base and drawer units with complimentary work surfaces over, inset one and a half bowl stainless steel sink and drainer with mixer tap over, tiled splashbacks, integrated electric oven with electric hob and extractor hood over, breakfast bar, understairs storage cupboard, central heating radiator and UPVC window to the rear.

Utility Area

Having space and plumbing for washing machine with work surface over, wall units, UPVC door to the side leading out to the garden and UPVC obscured window to the side.

Bathroom

Having a three piece suite comprising of panelled bath with mains fed shower over, vanity wash hand basin and low level W.C, heated towel rail, tiled splashbacks, tiled flooring and UPVC obscured window to the side.

First Floor

Bedroom One

Having UPVC window to the front, central heating radiator, laminate flooring and loft hatch.

Bedroom Two

Having UPVC window to the rear, laminate flooring and built-in storage housing the combination boiler and coving.

Outside

To the rear is a small yard area.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 54.6 m² (588 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: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105177



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: HUK105177 - 0006