



Field Avenue
Hucknall Nottingham

burchell
edwards

Field Avenue Hucknall Nottingham NG15 6SQ

for sale offers over
£160,000



Property Description

This semi detached bungalow is set in a quiet tucked away location but has easy access to public transport and local shops.

Briefly comprising of entrance hallway, lounge diner, kitchen, two bedrooms, bathroom and conservatory (accessed through bedroom two)

There is also an enclosed easy maintenance rear garden and GARAGE located close by

Entrance Hallway

Entered into via upvc front door with upvc double glazed window and door into lounge.

Lounge

With feature fireplace having wooden surround, marbles effect back and hearth and inset gas fire, upvc double glazed window to the front elevation, TV point and central heating radiator

Kitchen

Having a range of wall base and drawer units with complimentary worksurface over, inset stainless steel sink and drainer with mixer tap, tiled splashback, integrated electric oven with gas hob over, space and plumbing for washing machine, tiled flooring, central heating radiator, upvc double glazed window to the front elevation and upvc side door

Inner Hallway

Having built in storage cupboard

Bathroom

Having a coloured three piece suite comprising of panelled bath, vanity wash hand basin and low level WC, tiled floor, extractor fan and spotlights

Bedroom One

Having built in wardrobes, central heating radiator and internal window to the side.

Bedroom Two

Having laminate flooring and central heating radiator with upvc double glazed French doors leading into the conservatory

Conservatory

Being of brick and upvc construction with windows and French doors to the rear.

Outside

The property is set in a tucked away location and is accessed by a shared pathway.

To the front there is an enclosed front garden area with side access gate leading to the rear

The paved easy maintenance rear garden is fully enclosed with planted beds and borders with shed

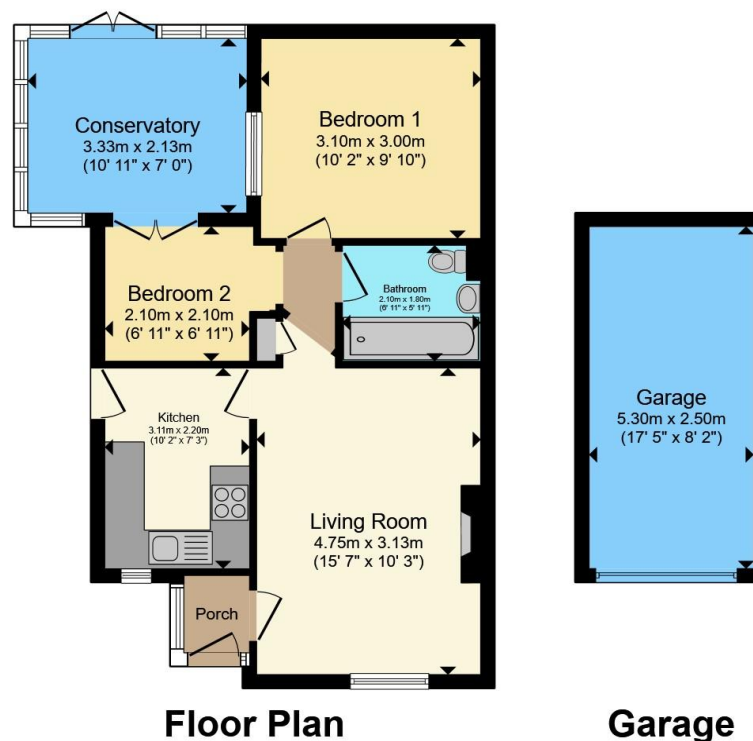
Agents Note

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 61.2 m² (659 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/HUK105180



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: HUK105180 - 0001