



Ladycroft Avenue, Hucknall
Nottingham, NG15 7FJ



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£179,950 Freehold

****Three-bedroomed/three-storey end-of-terrace family home with character! The bay-fronted lounge, separate dining room (currently used as a second reception room), second dining room in the extension, galley kitchen and utility making this the perfect home for big families. OFFERED FOR SALE WITH NO UPWARD CHAIN****

VIEWINGS ARE ENCOURAGED to fully appreciate how much space this property has to offer growing families.

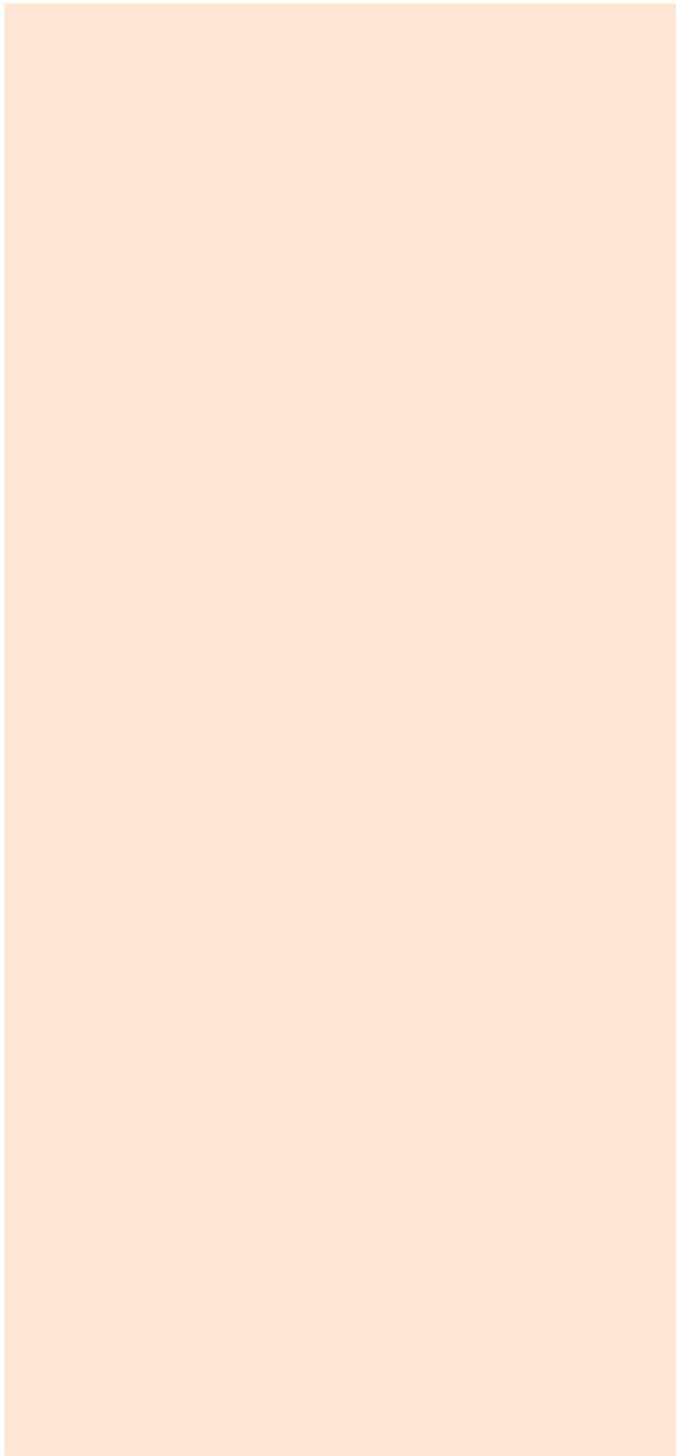
Accommodation comprises of the following: Side entrance hall with stairs rising, bay fronted lounge to the front elevation, dining room (currently used as a second reception room), kitchen filled with a variety of wall and base units, utility area, and dining area which has so so many uses.

First floor: Landing, two bedrooms and a family bathroom.

Second floor: Bedroom which you can make your own (this is a double bedroom).


Externally: Low maintenance frontage with on road parking, side access, and a rear enclosed garden which has a paved patio area and laid to lawn. The garden shed is included within the sale of this property.





- Three bedroomed/three storey bay fronted property
- Three reception rooms
- Rear garden and paved patio
- GCH system
- Close to local amenities-6.5 miles into Nottingham
- A great location...will sell fast!
- NO UPWARD CHAIN
- Home with character!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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