



Ladcroft 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.

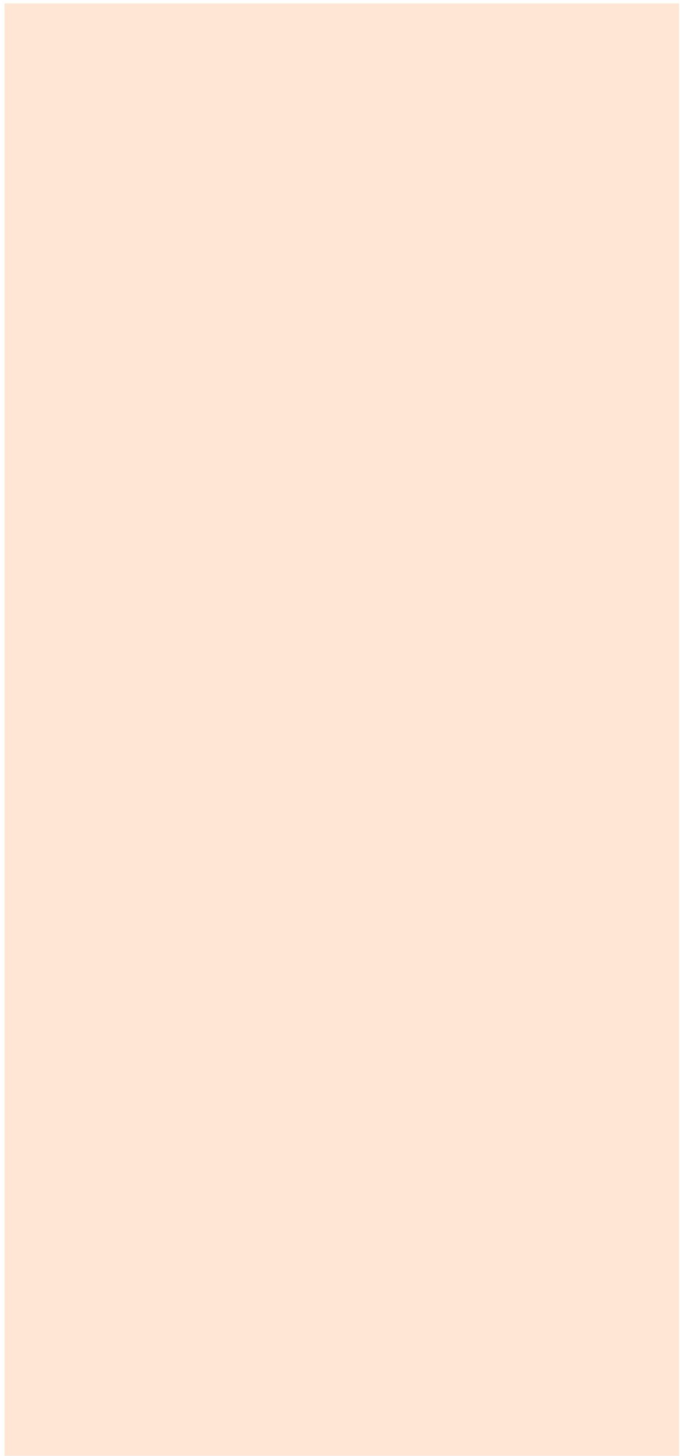
Accommodation comprises of the following: Side entrance hall with stairs rising, bay fronted lounge to the front elevation, dining room (currently used as a second reception room), kitchen filled with a variety of wall and base units, utility area, and dining area which has so so many uses.

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: Ashfield District Council
Council Tax Band: A

AGENTS NOTE – DRAFT PARTICULARS:

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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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