



### 3 bed end of terrace house to buy in NG15

Watnall Road, Hucknall, Nottingham,  
Nottinghamshire, NG15 7JP

**£115,000** Starting Bid

 x3  x2  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ End terrace
- ✓ Downstairs WC
- ✓ Three storey
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Reception Room 3.66m (12' 0") x 3.87m (12' 8")

Kitchen 3.40m (11' 2") x 3.82m (12' 6")

Utility Room 1.74m (5' 9") x 1.83m (6' 0")

Downstairs WC

Main Bedroom 3.72m (12' 2") x 3.92m (12' 10")

Bedroom Two 3.33m (10' 11") x 3.89m (12' 9")

Bedroom Three 3.68m (12' 1") x 2.75m (9' 0")

Bathroom 3.01m (9' 11") x 3.60m (11' 10")

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: End of terrace house

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

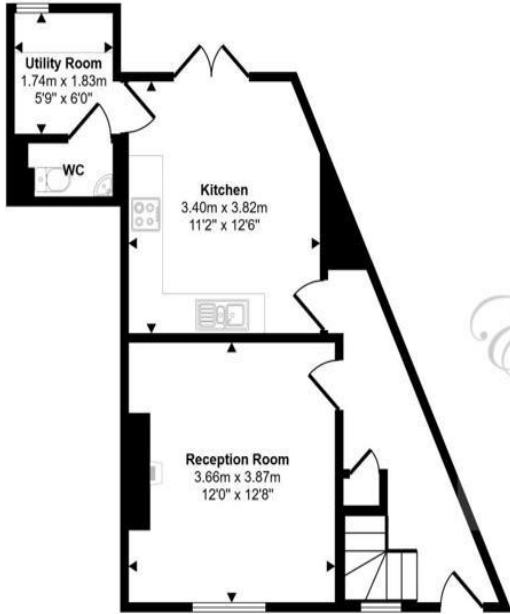
Water meter: Yes

Sewerage: Standard UK domestic

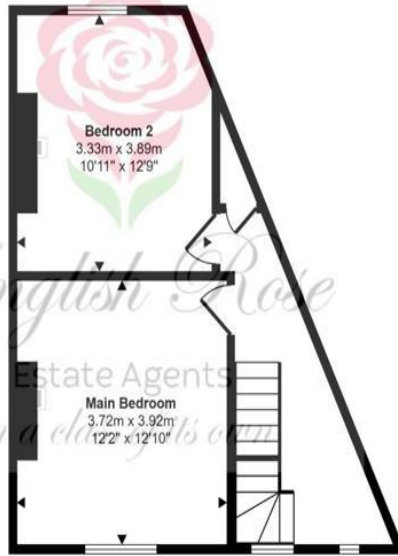
Air conditioning: No

Mobile signal coverage: Good

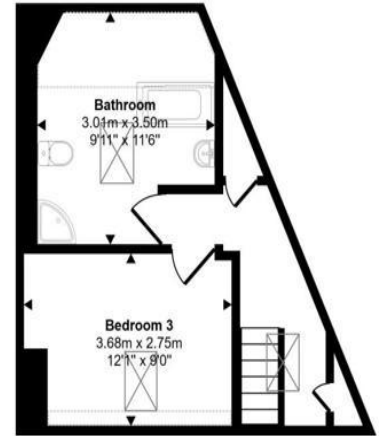
Approx Gross Internal Area  
109 sq m / 1168 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft



First Floor  
Approx 38 sq m / 406 sq ft



Second Floor  
Approx 28 sq m / 304 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 57      | 65                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Watnall Road, Hucknall, Nottingham, Nottinghamshire, NG15 7JP

Contact your local branch today for more information on this property:

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