



## 11 CHURCH DRIVE NOTTINGHAM

£800 PCM

A traditional and spacious three-bedroom mid-terrace house, featuring two toilets, two reception rooms, and a rear garden. All the town centre shops and amenities are just a few minutes away, with supermarkets, schools, and the Hucknall by-pass providing easy access into Nottingham and to the M1 also nearby. Permit on street parking.



- **\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\*** • 2 double bedrooms • Downstairs toilet • Galley Kitchen • Low maintenance rear garden

### Lounge

Spacious lounge featuring natural wooden flooring, neutral walls, a bay window seat with built-in storage, a character fireplace and wooden blinds.

### Dining Room

Dining room with grey carpet, neutral walls, a feature brick fireplace, built-in storage and a useful cupboard under the stairs.

### Kitchen

Galley kitchen fitted with wooden cabinetry, a dark marble-effect worktop, red tiled flooring, white tiled splashback, electric hob, single oven and stainless-steel sink.

### W.C

Ground floor WC with toilet and sink, with red tiled flooring continuing from the kitchen.

### Master Bedroom

Double bedroom with natural wooden flooring, neutral walls and a character fireplace.

### Bedroom 2

Second double bedroom with light grey carpet, neutral walls, a character fireplace and curtain pole.

### Bathroom

Family bathroom comprising a three-piece suite with bath and electric shower over, toilet and sink, finished with dark tiled flooring and black-and-white wall tiles.

### Bedroom 3

Single bedroom with grey carpet, freestanding double wardrobe and curtain pole.

### Garden

To the front of the property there is a small garden area with bushes to maintain.

To the rear, the garden features a concrete patio area with bushes separating it from a lawned section. A shed is also included.

Access for bins is available via a pathway to the right-hand side of the garden (facing away from the house) through the neighbouring property.

### Location

The property is conveniently located within walking distance of Hucknall town centre, offering a variety of shops, supermarkets, cafes and local services, along with excellent transport links including nearby bus stops, the tram network and Hucknall train station.

### Relevant information

On street permit parking available for residents

Access: small steps up to the front door

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.



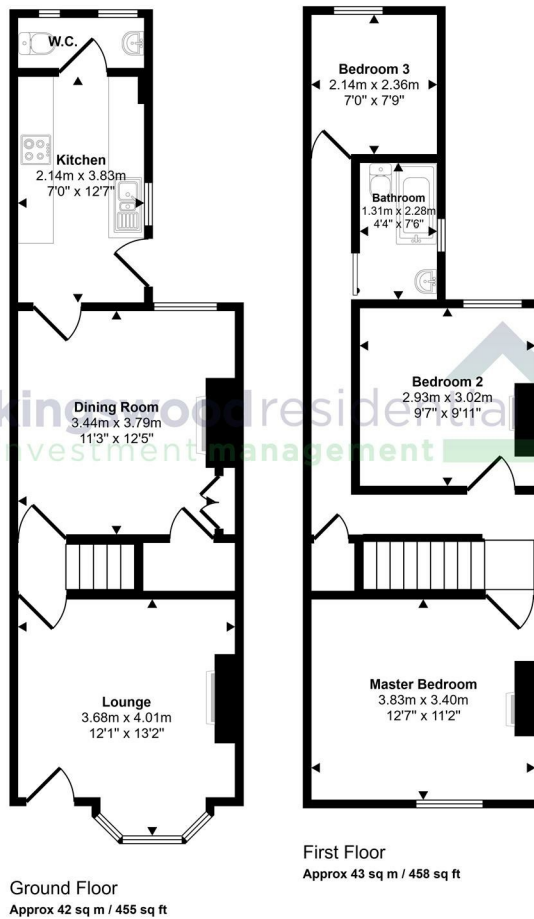
- Permit on-street parking • Very close to Hucknall town centre • Council tax band = A • Close to transport links

Council: Ashfield District Council

Any planning permission in the area: see  
[planning.ashfield.gov.uk/planning-applications](http://planning.ashfield.gov.uk/planning-applications)



Approx Gross Internal Area  
85 sq m / 912 sq ft



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 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**EPC Rating: D      Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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