



Hungerhill Road

£138,000

 3  1

ROBINS ESTATES are delighted to bring to market his three bedroom semi detached house, well presented throughout with spacious modern accommodation. Offering ample storage and also benefitting from neutral decor this would make the perfect home for any family looking to be located in the popular area of St Ann's. The property is situated within close proximity to a range of shops and schools with Nottingham City centre just a just a stones throw away.

Internally the property comprises;- entrance hall, spacious living room with separate dining room and a modern fitted kitchen. To the first floor are three good sized bedrooms and a three piece family bathroom suite.

Outside to the front of the property there is availability for on street parking and to the rear is an enclosed garden.

- THREE BED SEMI DETACHED
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- ON STREET PARKING

Give Erica or Angela a call on 0115 8240235

Email us: enquiries@robins Estates.com

5 Derby Terrace, Derby Road, Nottingham, NG7 1ND





Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £n/a per annum

Ground Rent: £n/a per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Gross Internal Floor Area : 82.36 m2 ... 886.51 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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