

HoldenCopley

PREPARE TO BE MOVED

Pagett Close, Hucknall, Nottinghamshire NG15 7US

£775

Pagett Close, Hucknall, Nottinghamshire NG15 7US



PERFECT FAMILY HOME...

This three storey town house boasts an abundance of space throughout and would make the perfect family home that benefits from being freshly painted and carpeted throughout ready for the new tenant. The property is situated in a sought after development within close proximity to local amenities, various catchment schools, excellent transport links and is only a stones throw away from Bestwood Country Park.

To the ground floor there is an entrance hall, a W/C and the third bedroom.

The first floor carries a modern kitchen and a lounge diner with two additional double bedrooms to the second floor serviced by the three piece bathroom suite and the master benefitting from an en-suite.

Outside to the front of the property is a driveway providing ample off road parking with access to the garage and to the rear is a private enclosed garden.

MUST BE VIEWED





- Three Storey Townhouse
- Three Bedrooms
- Spacious Lounge / Diner
- Kitchen
- Three Piece Bathroom Suite
- En-Suite
- Rear Garden
- Garage
- Freshly Painted & Carpeted Throughout
- 360 Tour Available





GROUND FLOOR

Entrance Hall

6'2" x 9'10" (1.9 x 3.0)

The entrance hall has wood effect flooring, a wall mounted radiator and a composite door provides access into the accommodation

W/C

5'6" x 2'7" (1.7 x 0.8)

This space has a wood effect flooring, a low level flush W/C, a pedestal hand wash basin with a tiled splashback, a wall mounted radiator and an extractor fan

Bedroom Three

8'2" x 9'2" (2.5 x 2.8)

The third bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the rear elevation

FIRST FLOOR

Landing

8'10" x 6'2" (2.7 x 1.9)

The landing has carpeted flooring, a wall mounted thermostat, a double glazed window to the front elevation and provides access to the first floor accommodation

Lounge / Diner

19'4" x 11'1" (5.9 x 3.4)

The lounge / diner has carpeted flooring, two wall mounted radiators, a TV point, a Juliette balcony to the front elevation and a double glazed window to the rear elevation

Kitchen

9'2" 8'6" (2.8 2.6)

The kitchen has a range of fitted base and wall units with rolled edge work surfaces, a stainless steel sink and a half with a drainer and mixer taps, an in built oven, a gas hob and an extractor fan, a tiled splashback, wood effect flooring, a space for a fridge freezer and a double glazed window to the rear elevation

SECOND FLOOR

Landing Two

3'11" x 6'2" (1.2 x 1.9)

The second landing has carpeted flooring, a wall mounted radiator, a loft hatch and provides access to the second floor accommodation

Master Bedroom

10'9" x 9'2" (3.3 x 2.8)

The main bedroom has carpeted flooring, a wall mounted radiator, an in built wardrobe, a double glazed window to the front elevation and provides access to the en-suite

En-Suite

4'3" x 5'6" (1.3 x 1.7)

The en-suite has wood effect flooring, a hand wash basin, a shower enclosure, a wall mounted radiator, an in built cupboard and a double glazed round window to the front elevation

Bedroom Two

10'9" x 7'10" (3.3 x 2.4)

The second bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the rear elevation

Bathroom

7'2" x 5'2" (2.2 x 1.6)

The bathroom has wood effect flooring, a low level flush W/C, a pedestal wash basin, a panelled bath with mixer taps and a handheld shower head, part tiled walls, an extractor fan and a double glazed courtesy window to the rear elevation

OUTSIDE

Front

To the front of the property is a garden with grass, paving, a courtesy light and a storm porch

Garage

The driveway provides access to the single garage

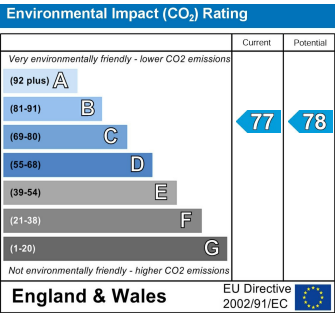
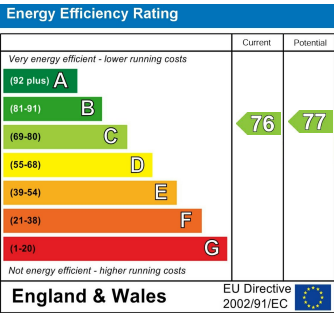
Rear

To the rear of the property is a garden with a lawn, a patio area, a tree and fence panelling

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



Pagett Close, Hucknall, Nottinghamshire NG15 7US



Approx. Gross Internal Area of the Ground floor:
316.67 Sq Ft - 29.42 Sq M
Approx. Gross Internal Area of the Entire Property:
933.66 Sq Ft - 86.74 Sq M

Approx. Gross Internal Area of the 1st floor:
316.46 Sq Ft - 29.4 Sq M
Approx. Gross Internal Area of the Entire Property:
933.66 Sq Ft - 86.74 Sq M

Approx. Gross Internal Area of the 2nd floor:
300.53 Sq Ft - 27.92 Sq M
Approx. Gross Internal Area of the Entire Property:
933.66 Sq Ft - 86.74 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.