

HoldenCopley

PREPARE TO BE MOVED

Buckingham Avenue, Hucknall, Nottinghamshire NG15 8ET

Guide Price £260,000

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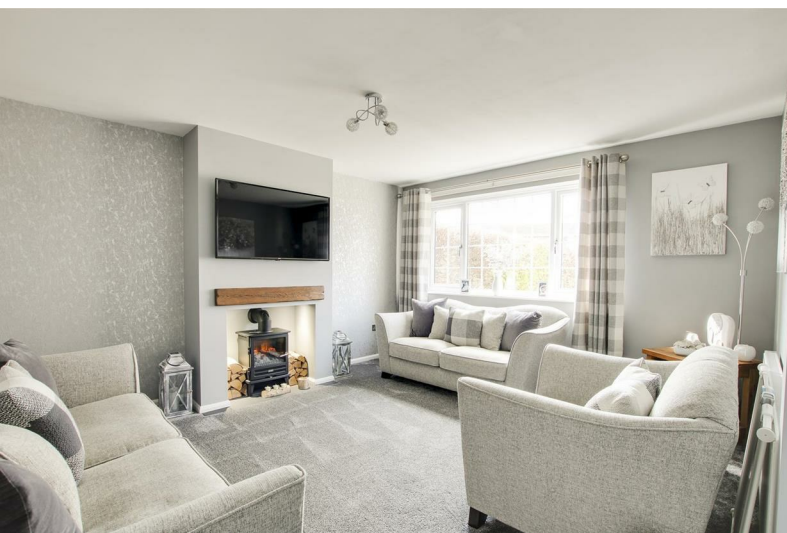


GUIDE PRICE £260,000 - £270,000

STUNNING FAMILY HOME...

This detached home is truly a credit to the current owners as it is beautifully presented throughout allowing the new owners to drop off their bags and move straight into, ideal for any growing families looking for their forever home! Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to local schools. To the ground floor of the property is an entrance hall, a spacious living room and a modern kitchen diner which is open plan to the additional seating area, to the first floor of the property are three bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a gated driveway to provide off road parking and to the rear of the property is a private enclosed garden with a lawn and paved patio areas.

MUST BE VIEWED





- Detached Home
- Three Bedrooms
- Two Reception Areas
- Three Piece Bathroom Suite
- Modern Kitchen Diner
- Off Road Parking
- Landscaped Rear Garden
- Excellently Presented
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

16'4" x 6'6" (5.0 x 2.0)

The entrance hall has tiled flooring, a radiator, recessed spotlights, carpeted stairs, an in-built under stairs cupboard and provides access into the accommodation

Living Room

12'1" x 16'4" (3.7 x 5.0)

The living room has carpeted flooring, a radiator, a feature fireplace with an electric opt - mist, a TV point and a UPVC double glazed window to the front elevation

Kitchen Diner

20'8" x 9'10" (6.3 x 3.0)

The kitchen has tiled flooring, a range of fitted base and wall units with wood effect countertops, a sink with a drainer and stainless steel mixer taps, an integrated oven, an integrated electric hob with an extractor hood, space and plumbing for a washing machine and a dishwasher, partially tiled walls, space for a dining table, a radiator, a TV point, a UPVC double glazed window to the rear elevation and a door to access the rear garden

Sitting Area

11'9" x 10'5" (3.6 x 3.2)

The sitting area has tiled flooring, a radiator, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard and provides access to the first floor accommodation

Bedroom One

13'9" x 14'9" (4.2 x 4.5)

The main bedroom has carpeted flooring, a radiator, a TV point and a UPVC double glazed window to the front elevation

Bedroom Two

10'9" x 11'1" (3.3 x 3.4)

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

Bedroom Three

9'6" x 9'10" (2.9 x 3.0)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

9'6" x 6'2" (2.9 x 1.9)

The bathroom has tiled flooring, a low level flush WC, a wash basin with stainless steel mixer taps, a shower enclosure with

a wall mounted shower fixture and glass shower screens, partially tiled walls, recessed spotlights, a chrome heated towel rail and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a gated driveway to provide off road parking and various plants

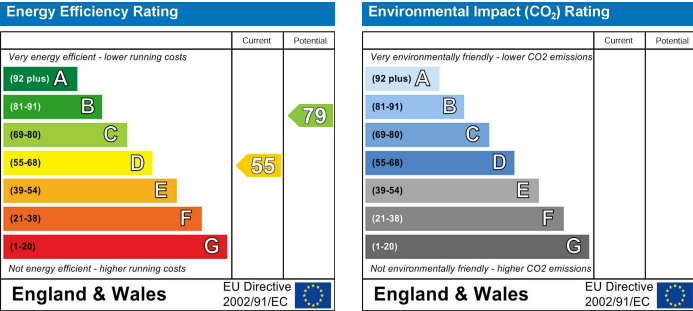
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, various plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

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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.



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Approx. Gross Internal Area of the Ground floor:
641.53 Sq Ft - 59.6 Sq M
Approx. Gross Internal Area of the Entire Property:
1152.6 Sq Ft - 107.08 Sq M

Approx. Gross Internal Area of the 1st floor:
511.07 Sq Ft - 47.48 Sq M
Approx. Gross Internal Area of the Entire Property:
1152.6 Sq Ft - 107.08 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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