

# HoldenCopley

PREPARE TO BE MOVED

Justinian Close, Hucknall, Nottinghamshire NG15 8GR

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**Guide Price £160,000**

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**HoldenCopley**  
PREPARE TO BE MOVED  
VIRTUAL TOUR  
AVAILABLE  
360°



GUIDE PRICE: £160,000 - £165,000

JUST LIKE NEW..

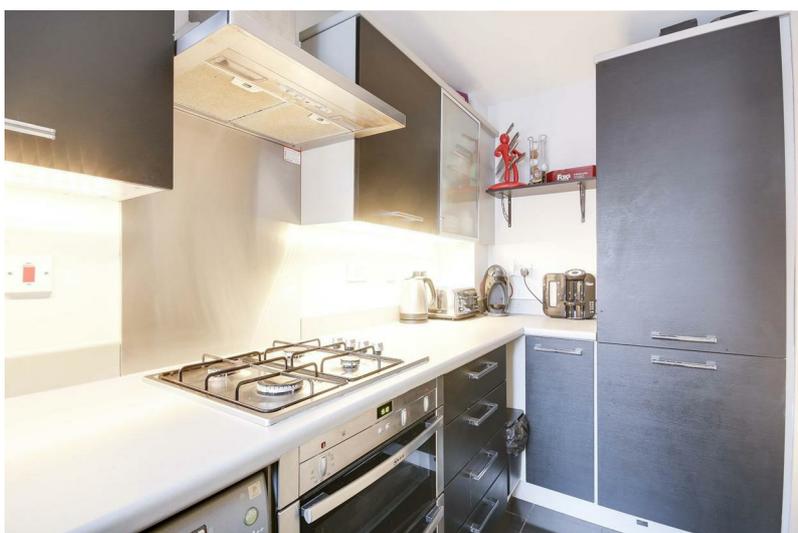
This three bedroom townhouse is exceptionally well presented and benefits from neutral decor throughout making it the perfect purchase for any first time or family buyer alike. The property is situated in a newly built development with easy access to local amenities, various schools and excellent transport links including Hucknall Train Station.

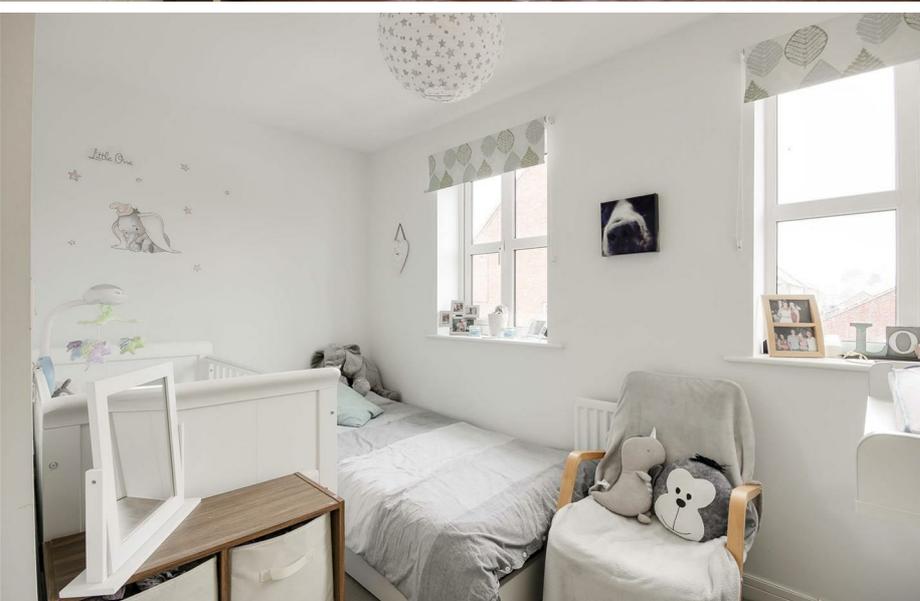
To the ground floor there is an entrance hall, a WC, a lounge and a modern kitchen.

The first floor carries two bedrooms serviced by the three piece bathroom suite with the master bedroom and an en-suite to the second floor.

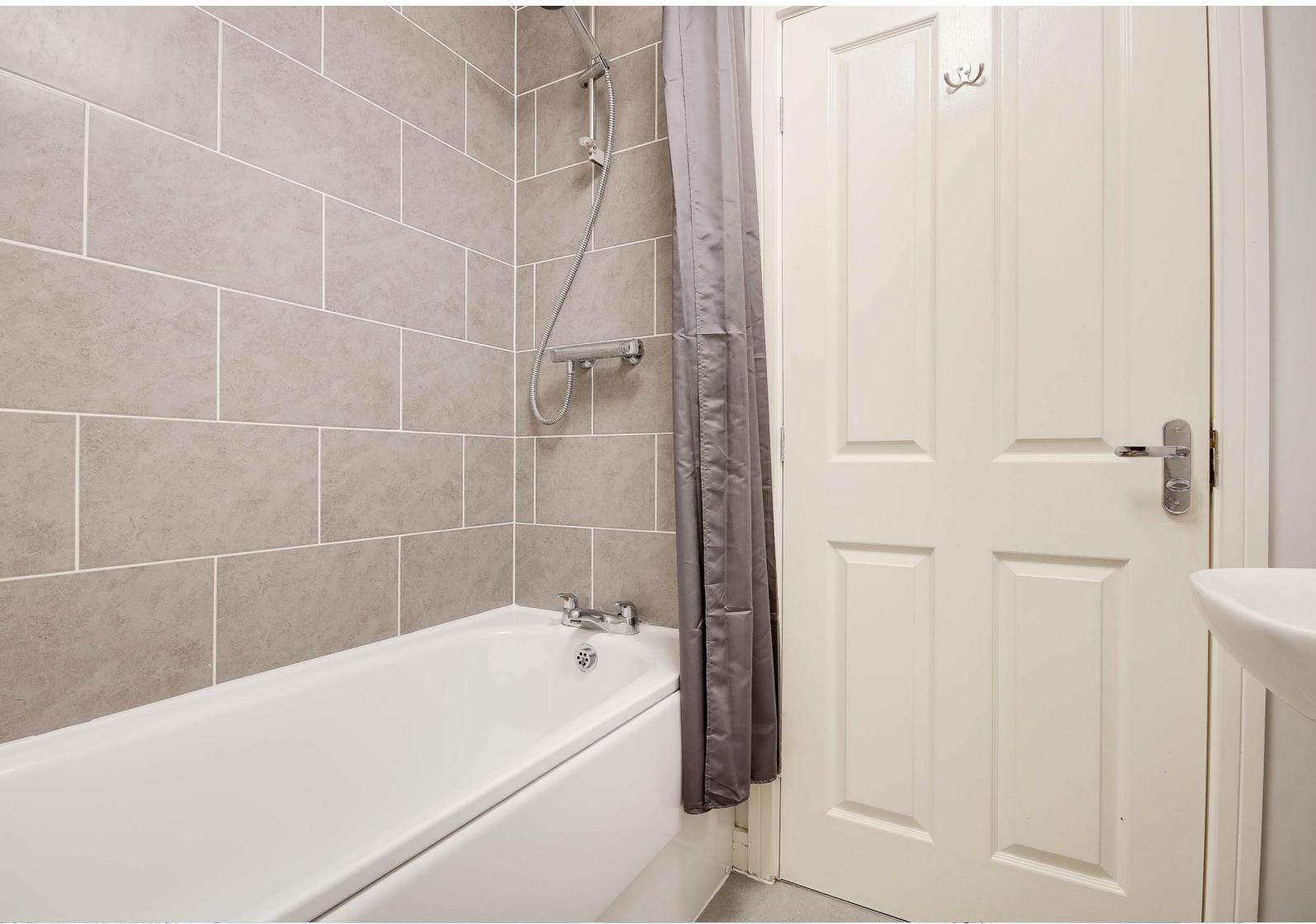
Outside to the front of the property is a driveway providing ample off road parking and to the rear is a private low maintenance garden.

MUST BE VIEWED





- Townhouse
- Three Double Bedrooms
- Lounge
- Modern Kitchen
- Three Piece Bathroom Suite
- En-Suite & Downstairs WC
- Private Enclosed Garden
- Shared Double Driveway
- Freehold
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has a radiator and provides access into the accommodation

### WC

The WC has a low level flush WC, a hand wash basin, part tiled walls, a radiator and a double glazed window

### Kitchen

10'9" x 5'2" (3.29 x 1.59)

The kitchen has a range of base and wall units, a stainless steel sink with mixer taps, an integrated oven, a gas hob with an extractor fan, an integrated fridge freezer, space and plumbing for a washing machine and a double glazed window

### Living Room

13'11" x 12'3" (4.25 x 3.75)

The living room has a TV point, an under stairs storage cupboard, a radiator and patio doors leading to the rear garden

## FIRST FLOOR

### Landing

The landing has a radiator and provides access to the first floor accommodation

### Bedroom Two

12'3" x 9'7" (3.75 x 2.94)

The second bedroom has a radiator and two double glazed windows

### Bedroom Three

12'3" x 8'3" (3.75 x 2.54)

The third bedroom has a radiator and a double glazed window

### Bathroom

6'3" x 5'6" (1.91 x 1.69)

The bathroom has a low level flush WC, a hand wash basin, a bath with an overhead shower, part tiled walls and a radiator

## SECOND FLOOR

### Hall

The hall has a Velux window and provides access to the second floor accommodation

### Master Bedroom

15'3" x 12'3" (4.65 x 3.75)

The main bedroom has a TV point, a storage cupboard, a radiator, a double glazed window and access into the en-suite

### En-Suite

5'6" x 5'5" (1.69 x 1.66)

The en-suite has a low level flush WC, a hand wash basin, a shower enclosure with an overhead shower, part tiled walls, a radiator and a Velux window

## OUTSIDE

### Front

To the front of the property is a range of plants and shrubs with a shared driveway providing ample off road parking for two vehicles

### Rear

To the rear of the property is a private enclosed low maintenance garden

## 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 photo card 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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