

HoldenCopley

PREPARE TO BE MOVED

Keats Drive, Hucknall, Nottinghamshire NG15 6TE

Guide Price £170,000 - £180,000

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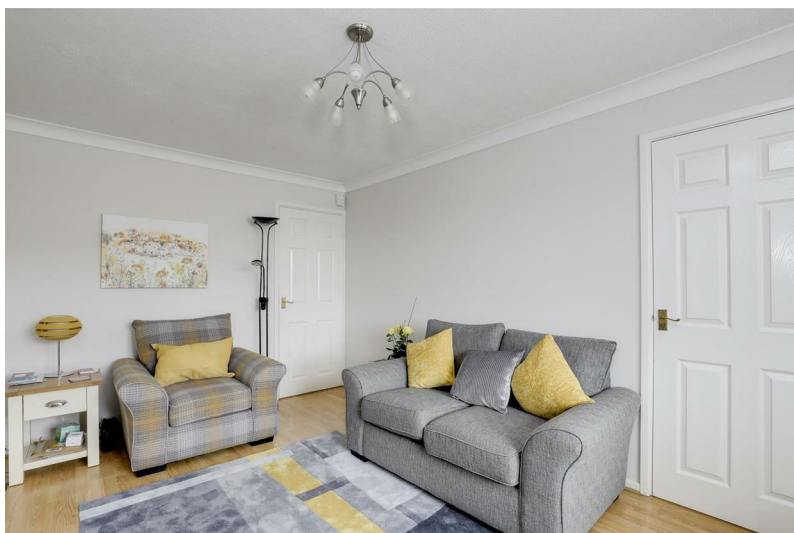


GUIDE PRICE: £170,000 - £180,000

WELL PRESENTED SEMI-DETACHED BUNGALOW...

This two bedroom semi-detached bungalow would be the perfect place to downsize into or for someone needing to lose the stairs as the property is exceptionally well presented and decorated ready for you to move straight into. Situated in a quiet cul-de-sac location, this property has easy access to various transport links, local amenities, lovely countryside walks and easy commuting links. Internally, the accommodation comprises of a porch and entrance hall, a living room with a modern fireplace, a fitted kitchen and a shower room suite. The property is complete with a good sized master bedroom, a second bedroom which is currently being used as a dining room and a conservatory. Outside to the front is a driveway and to the rear is a private enclosed low maintenance garden.

MUST BE VIEWED





- Semi-Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Well Presented Throughout
- Conservatory
- South-East Facing Paved Garden
- Driveway
- Must Be Viewed





ACCOMMODATION

Porch

8'4" × 4'2" (2.56 × 1.28)

The porch has tiled flooring, exposed brick walls, UPVC double glazed obscure windows to the side and rear elevation and a single UPVC door providing access into the accommodation

Entrance Hall

The entrance hall has laminate flooring, coving to the ceiling, a wall mounted thermostat, a radiator, two in-built cupboards, access to a partially boarded loft and a single UPVC door from the porch

Living Room

15'3" × 9'5" (4.65 × 2.89)

The kitchen has a UPVC double glazed window to the front elevation, laminate flooring, coving to the ceiling, a TV point, a radiator and a feature fireplace

Kitchen

7'4" × 5'2" (2.26 × 1.58)

The kitchen has a range of fitted base and wall units with rolled edge worktops and splashback, a sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an under counter fridge, space and plumbing for a washing machine, tiled flooring and a UPVC double glazed window to the front elevation

Bathroom

7'5" × 5'1" (2.27 × 1.55)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom

14'4" × 8'2" (4.39 × 2.49)

The main bedroom has a UPVC double glazed window to the rear elevation, laminate flooring, a radiator and coving to the ceiling

Bedroom / Dining Room

8'9" × 6'5" (2.68 × 1.96)

This room has laminate flooring, coving to the ceiling, a radiator and a single UPVC door to the conservatory

Conservatory

10'5" × 7'8" (3.19 × 2.35)

The conservatory has laminate flooring, a radiator, a polycarbonate roof, a ceiling fan light, a range of UPVC double glazed windows to the side and rear elevation and double French doors opening out to the rear garden

OUTSIDE

Front

To the front of the property is a driveway with a gravelled area and double gated access to the side and rear garden

Rear

To the rear of the property is a private enclosed low maintenance garden with paved patio, steps leading up to a gravelled area, a hand rail, a seated arbour, a shed, a range of plants and shrubs, an outdoor tap, fence panelling and gated access

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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