

HoldenCopley

PREPARE TO BE MOVED

Carlingford Road, Hucknall, Nottinghamshire NG15 7AE

Asking Price £120,000

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GUIDE PRICE £110,000 - £120,000

PERFECT FIRST TIME BUY...

This two bedroom terraced home is the perfect purchase for first time buyers and investors alike! It is well presented and offers an abundance of space throughout. Situated in a popular location within easy reach of a range of amenities such as eateries, shops and great local schools together with excellent transport links into the City Centre! Internally the property consists of a spacious living room, dining room with a fitted galley style kitchen to the rear. To the first floor there are two double rooms serviced by a three piece bathroom suite. To the second floor there is a spacious loft room. Outside to the front of the property there is on street parking and to the rear there private enclosed garden with a paved patio area, vibrant lawn, a collection of plants and shrubs and an outbuilding with fence panelling surrounding the boundary.





- Terraced House
- Two Reception Rooms
- Galley Style Kitchen
- Original Features
- Two Double Rooms
- Loft Room
- Private Enclosed Garden
- Popular Location
- On Street Parking
- Must Be Viewed





GROUND FLOOR

Living Room

11'1" x 11'9" (3.4 x 3.6)
The living room has carpeted flooring, a radiator, coving to the ceiling, a UPVC double glazed window to the front elevation and a UPVC double glazed door providing access to the first floor accommodation

Hall

6'10" x 2'7" (2.1 x 0.8)
The hall has carpeted flooring and connects the living and dining room

Dining Room

11'5" x 11'5" (3.5 x 3.5)
The dining room has wooden laminate flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the rear elevation

Kitchen

5'2" x 6'6" (1.6 x 2.0)
The kitchen has wooden laminate flooring, a range of wall and base fitted units, an integrated extractor hood, a stainless steel sink with swan neck mixer tap and drainer, a UPVC double glazed window to the side elevation and a UPVC double glazed door leading to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

11'1" x 11'9" (3.4 x 3.6)
The first bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Two

9'2" x 7'10" (2.8 x 2.4)
The second bedroom has wooden laminate flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

Bathroom

5'2" x 6'6" (1.6 x 2.0)
The bathroom has tiled flooring and tiled walls, a dual flush low level WC, a pedestal wash basin, a walk-in shower with a mains fed shower over and chrome fixtures, a chrome towel rail and a UPVC double glazed obscure window to the side elevation

SECOND FLOOR

Landing

The landing has carpeted flooring, a wall mounted boiler and a Velux roof window

Loft Room

11'9" x 10'9" (3.6 x 3.3)
The loft room has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property there is on street parking

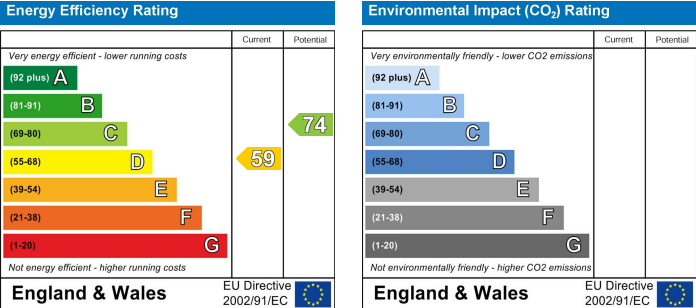
Rear

To the rear of the property there is a private enclosed garden with a paved patio, vibrant lawn, a variety of plants, shrubs, an outbuilding and fence panelling surrounding the boundary

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:
320.87 Sq Ft - 29.81 Sq M
Approx. Gross Internal Area of the Entire Property:
880.81 Sq Ft - 81.83 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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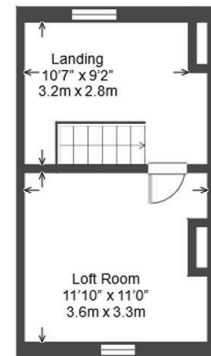
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Approx. Gross Internal Area of the 1st floor:
326.04 Sq Ft - 30.29 Sq M
Approx. Gross Internal Area of the Entire Property:
880.81 Sq Ft - 81.83 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 2nd floor:
233.9 Sq Ft - 21.73 Sq M
Approx. Gross Internal Area of the Entire Property:
880.81 Sq Ft - 81.83 Sq M

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