

HoldenCopley

PREPARE TO BE MOVED

Polperro Way, Hucknall, Nottinghamshire NG15 6JX

Guide Price £190,000 - £200,000

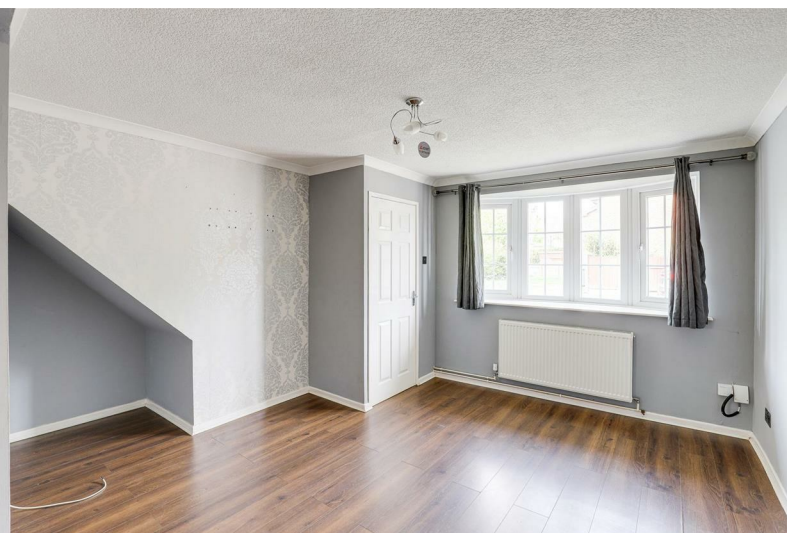
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NO UPWARD CHAIN...

This three-bedroom terraced house is an ideal home for any family, offering a generous amount of space throughout. Situated just a short distance from breathtaking countryside views, the property also benefits from close proximity to various schools and a range of local amenities, making it a convenient and desirable location. Upon entering the home, you are welcomed into a spacious entrance hall that leads into the open-plan lounge, which provides a bright and airy living space perfect for relaxation or entertaining guests. The ground floor also features a well-appointed kitchen diner, offering ample room for family meals, as well as an additional family room that provides extra versatility to suit individual needs. Completing this level is a modern shower room for added convenience. Moving to the first floor, the property boasts three well-proportioned bedrooms, all of which are serviced by a stylish three-piece bathroom suite. Each bedroom offers comfortable living space, making it ideal for growing families or those in need of extra room for guests or home office space. Externally, the front of the property offers on-street parking, while the rear features a private enclosed garden, creating a perfect outdoor retreat for both children and adults to enjoy. As well as access to a garage.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Family Room
- Ground Floor Shower Room & A Three-Piece Bathroom Suite To The First Floor.
- Enclosed Rear Garden
- Garage
- Popular Location





GROUND FLOOR

Entrance Hall

5'4" max x 4'9" (1.64m max x 1.47m)

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

Living Room

12'1" x 11'9" min (3.70m x 3.60m min)

The living room has wood effect flooring, a TV point, a wall mounted radiator, coving to the ceiling and a double glazed bay window to the front elevation, and open access into the dining room.

Dining Room

11'11" x 7'7" (3.64m x 2.32m)

The dining room has wood effect flooring, a wall mounted radiator and coving to the ceiling, and open access into the kitchen

Kitchen

11'11" x 7'2" (3.64m x 2.19m)

The kitchen a range of fitted base and wall units with rolled edge work surfaces, a stainless steel sink with a swan neck tap and drainer, an integrated oven, a gas hob and extractor fan, a tiled splashback, space and plumbing for a washing machine, a space for a fridge freezer, coving to the ceiling, tiled splashback, tiled flooring, and a double glazed window to the rear elevation

Lobby

7'3" x 6'3" (2.23m x 1.91m)

The lobby has wood effect flooring, a radiator, an in built storage cupboard, and a UPVC door provides access to the rear

Reception Room/Bedroom 4

10'6" x 9'11" (3.21m x 3.04m)

The reception room/bedroom four has wood effect flooring, a radiator, and a double glazed window to the side elevation

Wet Room

9'10" x 4'10" (3.01m x 1.48m)

The shower room has tiled flooring, a low level flush W/C, a pedestal wash basin, a heated towel rail, a wall-mounted electric shower fixture, tiled walls, an extractor fan, and a double glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

7'6" x 5'10" (2.31m x 1.80m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation

Bedroom One

12'9" x 8'7" (3.91m x 2.63m)

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

Bedroom Two

11'10" max x 8'7" (3.63m max x 2.63m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling and a double glazed windows to the front elevation

Bedroom Three

8'11" x 6'8" (2.72m x 2.05m)

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

Bathroom

7'10" x 5'10" (2.41m x 1.79m)

The bathroom has a double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with mixer taps, part tiled walls, a heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a garden with a lawn with a raised flowerbed

Rear

To the rear of the property is a garden with a lawn, a patio area, a brick wall, fence panelling and gated access

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 5G - Some coverage of 3G & 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council- Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request. Council Tax Band Rating - Gedling Borough Council - Band G This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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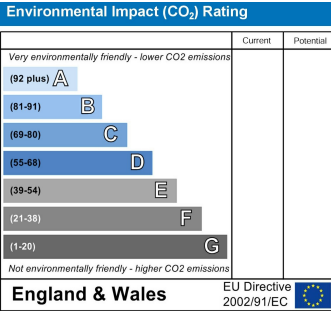
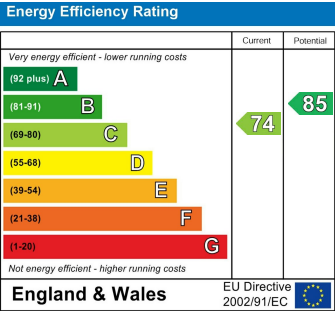
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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