

HoldenCopley

PREPARE TO BE MOVED

Polperro Way, Hucknall, Nottinghamshire NG15 6JX

Guide Price £175,000 - £185,000

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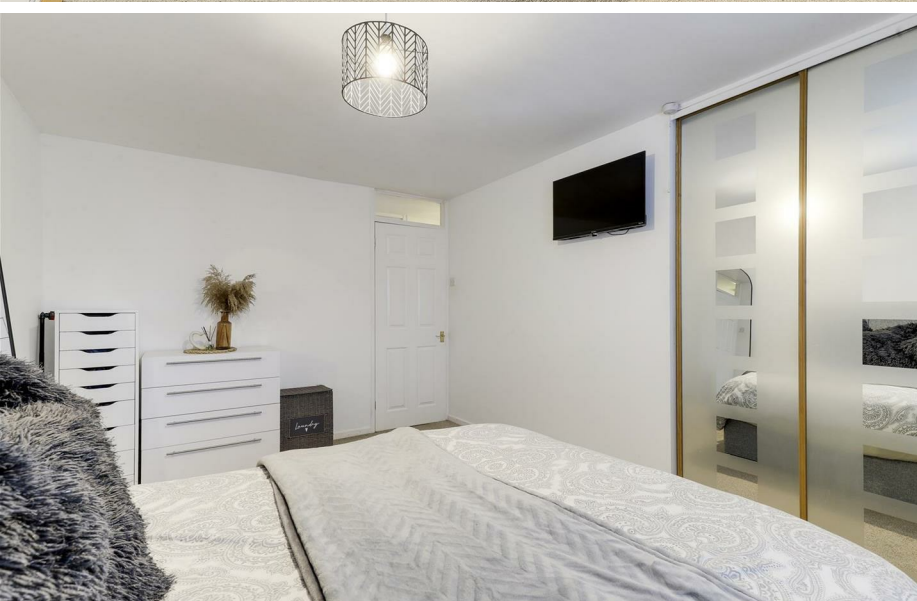
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THE PERFECT STARTER HOME WITH NO CHAIN...

We are pleased to be marketing this well-presented, two-bedroom end-terraced home, ideal for first-time buyers or anyone seeking a property that is truly ready to move straight into. Finished in a neutral colour palette throughout and meticulously maintained, this home offers a fantastic opportunity for a purchaser to simply drop their bags and settle in with ease. Internally, to the ground floor is an entrance hall, an inviting living area with a feature fireplace, and a fitted kitchen and dining area. To the first floor, there are two well-proportioned bedrooms along with a bathroom fitted with a three-piece suite. Situated in a convenient location with excellent access to the M1, the property is perfectly placed for commuters, while also being surrounded by scenic countryside—ideal for peaceful walks and outdoor enjoyment. This home combines convenience, comfort, and lifestyle appeal, making it a perfect starter home or investment opportunity.

MUST BE VIEWED





- End-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Well-Presented Throughout
- On-Street Parking Available
- Good Commuting Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'1" x 4'11" (1.56 x 1.51)
The entrance hall has minton-style flooring, carpeted stairs, a radiator, a wall-mounted HIVE thermostat, an in-built cupboard, and a single UPVC door providing access into the accommodation.

Living Room

15'3" x 9'11" (4.65 x 3.03)
The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, a TV point, and a realistic LED log-effect fireplace with a decorative mantelpiece.

Kitchen Diner

12'10" x 9'11" (3.93 x 3.04)
The kitchen has a range of fitted base and wall units with a wrap-around worktop, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and a stainless steel splashback, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, natural stone floor tiles, a radiator, recessed spotlights, tiled splashback, a UPVC double-glazed window to the rear elevation, and double French doors with integral blinds opening out to the rear garden.

FIRST FLOOR

Landing

5'10" x 2'7" (1.79 x 0.81)
The landing has carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

13'7" x 9'10" (4.16 x 3.02)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and a fitted sliding mirrored door wardrobe.

Bedroom Two

11'2" x 6'11" (3.41 x 2.11)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

8'1" x 5'10" (2.48 x 1.79)
The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and glass shower screen, partially tile walls, tiled flooring, a radiator, coving to the ceiling, a chrome towel rail, an extractor vent, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled area with various shrubs, a layby for on-street parking, and side access to the garden.

Rear

To the rear of the property is a private enclosed with low maintenance garden, a decked seating area, a stone chipped area, a

patio pathway, a shed, courtesy lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – TBC
- Any Legal Restrictions – TBC

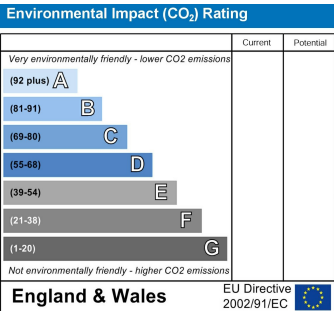
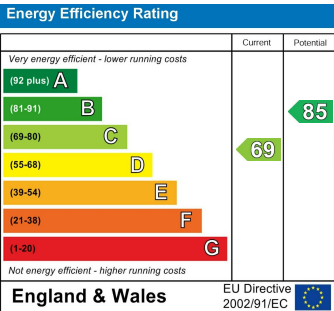
DISCLAIMER

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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This floorplan is for illustrative purposes only.

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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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