

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Hucknall, Nottinghamshire NG15 7QD

Offers Over £220,000

Nottingham Road, Hucknall, Nottinghamshire NG15 7PD



BEAUTIFUL FAMILY HOME

This 1930s semi detached house has recently been renovated to include a new boiler, new radiators and a newly fitted kitchen and bathroom. The property is presented to a high standard throughout and boasts plenty of space with the potential to extend - subject to planning, making it the perfect home for any family buyer. Situated in a popular location with easy access to local amenities, various schools, excellent transport links and Bestwood Country Park this house must be viewed to be fully appreciated!

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

The first floor carries three bedrooms serviced by the four piece bathroom suite.

Outside to the front of the property is a driveway providing ample off road parking and to the rear is a generous sized garden with a garage and a summer house.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Lounge
- Modern Kitchen Diner
- Four Piece Bathroom Suite
- Downstairs WC
- Enclosed Garden
- Driveway & Garage
- New Boiler & Radiators
- Freehold





GROUND FLOOR

Porch

The porch provides access into the accommodation

Entrance Hall

13'6" x 6'1" (4.14 x 1.86)

The entrance hall has a radiator and stained glass windows

WC

The WC has a low level flush WC, a hand wash basin and a double glazed window

Lounge

14'8" x 11'10" (4.49 x 3.63)

The lounge has a feature fireplace, a TV point, a radiator and a double glazed bay window

Kitchen Diner

18'7" x 13'1" (5.68 x 4.00)

The kitchen diner has a range of base and wall units, an island, a sink and a half with mixer taps, an integrated oven, a hob with an extractor fan, an integrated microwave, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, part tiled walls, a TV point, LED spotlights on the ceiling, a tall radiator, a double glazed window and bi-folding doors leading to the rear garden

FIRST FLOOR

Landing

The landing has a double glazed window and provides access to the first floor accommodation

Master Bedroom

14'8" x 11'3" (4.49 x 3.43)

The main bedroom has two radiators and a double glazed bay window

Bedroom Two

13'0" x 11'1" (3.97 x 3.38)

The second bedroom has a radiator and a double glazed window

Bedroom Three

7'10" x 6'11" (2.41 x 2.11)

The third bedroom has a radiator and a double glazed window

Bathroom

9'1" x 6'11" (2.78 x 2.13)

The bathroom has a low level flush WC, a hand wash basin with built in storage, a bath, a shower enclosure with an overhead shower, tiled walls, a loft hatch, a chrome heated towel rail and two double glazed windows

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking

Rear

To the rear of the property is an enclosed garden with a lawn, decking, a summerhouse and a garage

Garage

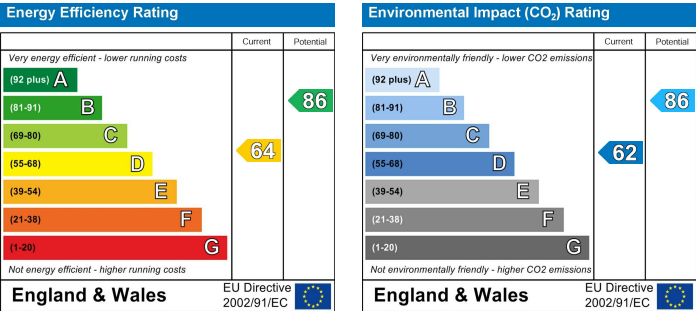
Summer House

The summer house has heating, electricity, air-con and insulation

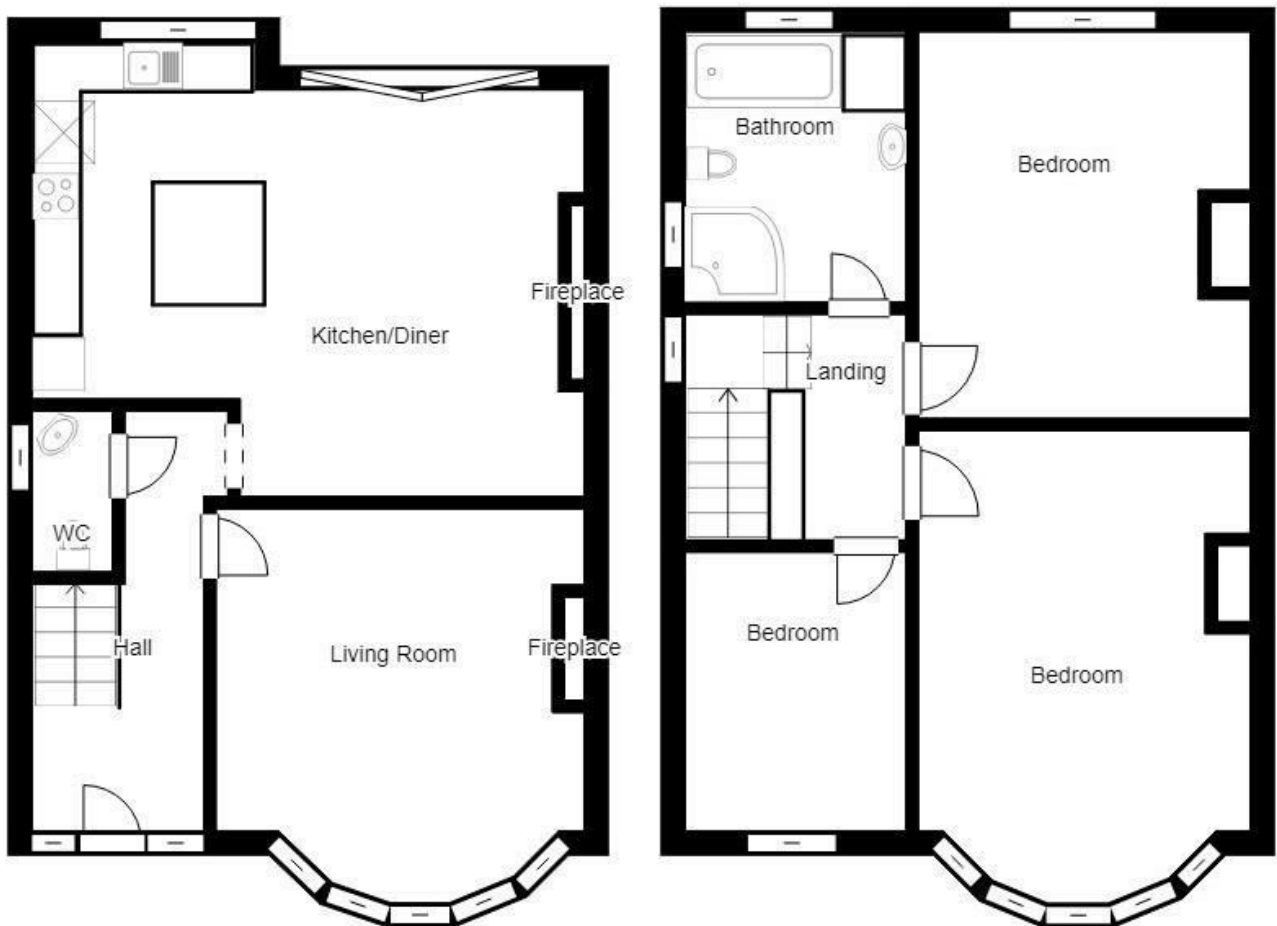
DISCLAIMER

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.



Nottingham Road, Hucknall, Nottinghamshire NG15 7PD



01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.