

# HoldenCopley

PREPARE TO BE MOVED

Porchester Close, Hucknall, Nottinghamshire NG15 7UB

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Guide Price £150,000



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GUIDE PRICE £150,000 - £160,000

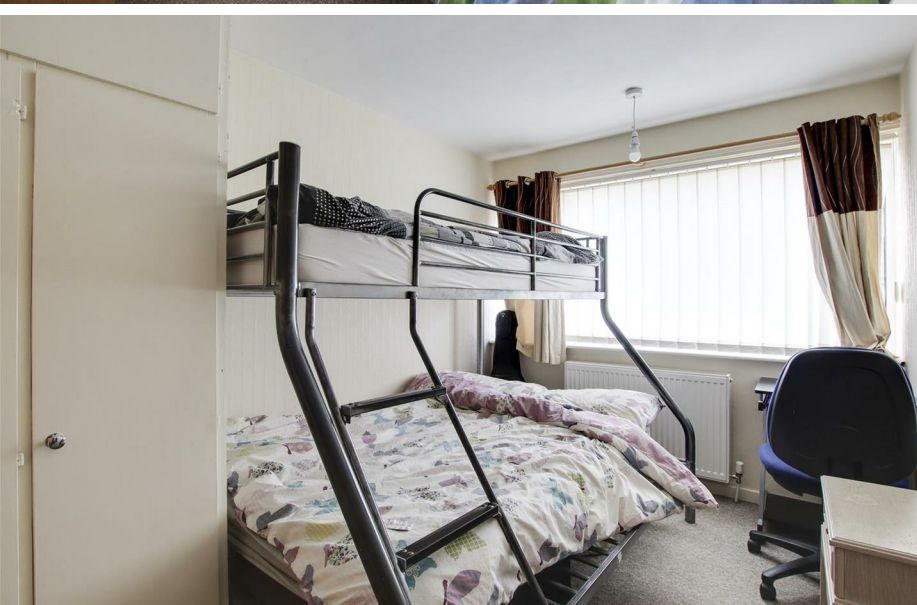
IDEAL FIRST TIME BUY...

This spacious end terrace property would be ideal for any first time buyers or growing families as it is excellently presented allowing the new owners to drop off the bags and move straight into! The property also benefits from being fully redecorated within the last six months. Situated close to a range of local amenities such as shops, eateries and excellent transport links with both bus and tram routes located near by as well as being just a short distance away from Bestwood Country Park. To the ground floor of the property is an entrance hall, two spacious reception rooms and a modern kitchen, to the first floor of the property are three bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a garden with a lawn, a driveway to provide off road parking and access into the single detached garage, to the rear of the property is a private low maintenance garden.

MUST BE VIEWED







- End Terrace
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- Single Detached Garage
- Private Rear Garden
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Porch

3\*7" x 6\*6" (1.1 x 2.0)  
The porch has ceramic tiled flooring, a wall mounted light fixture, UPVC double glazed windows to the front and side elevation and a UPVC double glazed front door

Entrance

6\*10" x 2\*11" (2.1 x 0.9)  
The entrance hall has carpeted flooring, a radiator, coving to the ceiling and provides access into the accommodation

Living Room

14\*9" x 11\*7" (4.5 x 3.54)  
The living room has laminate flooring, coving to the ceiling, a feature fireplace with a decorative mantelpiece and a hearth, a TV point, an in-built under stairs cupboard, a radiator and a UPVC double glazed window to the front elevation

Dining Room

9\*10" x 8\*0" (3.02 x 2.45)  
The dining room has laminate flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the rear elevation

Kitchen

6\*3" x 10\*2" (1.92 x 3.1)  
The kitchen has laminate flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, partially tiled walls, space and plumbing for a washing machine, a UPVC double glazed window to the rear elevation and a UPVC double glazed door to access the rear of the property

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, a loft hatch and provides access to the first floor accommodation

Bedroom One

12\*1" x 8\*0" (3.7 x 2.44)  
The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

12\*2" x 8\*0" (3.72 x 2.44)  
The second bedroom has carpeted flooring, an in-built cupboard, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

7\*0" x 6\*5" (2.14 x 1.96)  
The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

6\*10" x 6\*2" (2.1 x 1.9)  
The bathroom has tiled effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with chrome shower fixtures, fully tiled walls, a radiator, a towel rail, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a garden with a lawn, various plants, a driveway to provide off road parking and access to a single detached garage

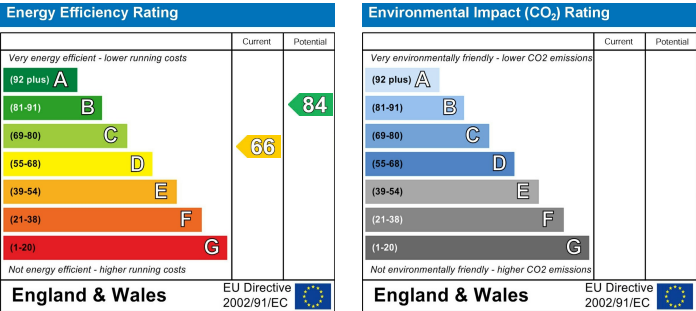
Rear

To the rear of the property is a private low maintenance garden with panelled fencing and courtesy lighting

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.



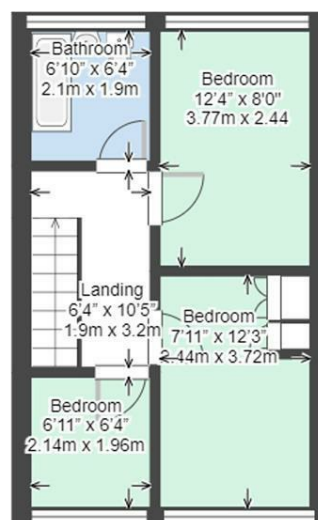
# Porchester Close, Hucknall, Nottinghamshire NG15 7UB

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Approx. Gross Internal Area of the Ground floor:  
**367.7 Sq Ft - 34.16 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**710.96 Sq Ft - 66.05 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 1st floor:  
**343.26 Sq Ft - 31.89 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**710.96 Sq Ft - 66.05 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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## 01156 972 972

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

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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