

HoldenCopley

PREPARE TO BE MOVED

Roseberry Gardens, Hucknall, Nottinghamshire NG15 7PX

Guide Price £160,000

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GUIDE PRICE £160,000- £170,000

IDEAL FOR FIRST TIME BUYERS...

This well-presented semi-detached house would make the perfect purchase for any first-time buyer looking to step onto the property ladder. Situated in a convenient location, this home is within close proximity to a range of local shops, great schools, transport links, and Bestwood Country Park. To the ground floor, the accommodation comprises an entrance hall, a fitted kitchen, and a spacious reception room featuring a fireplace. This leads through to a bright conservatory with double French doors opening out to the rear garden. Upstairs, the first floor offers two double bedrooms, both serviced by a three-piece bathroom suite, and access to the loft providing additional storage space. Outside, the front of the property benefits from a driveway providing off-street parking for one vehicle, a shared garden area, and a brick-built storage cupboard. To the rear, you will find a private, low-maintenance garden featuring a paved patio, an artificial lawn, wooden decking, and a garden shed.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
With Feature Fireplace
- Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Rear Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'8" x 5'11" (max) (2.97m x 1.82m (max))

The entrance hall has an entrance mat, wood-effect flooring, carpeted stairs, a built-in cupboard with an over the head cupboard and a single composite door providing access into the accommodation.

Kitchen

9'8" x 5'10" (2.97m x 1.78m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a hob with an extractor hood, a stainless steel sink and a half with a drainer and a period style mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, recessed spotlights and a UPVC double-glazed window to the front elevation.

Living/Dining Room

15'11" x 12'2" (max) (4.86m x 3.71m (max))

The living/dining room has wood-effect flooring, a wall-mounted electric heater, a feature fireplace with a decorative surround, a built-in cupboard and sliding patio doors into the conservatory.

Conservatory

10'2" x 8'7" (3.10m x 2.64m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a wall-mounted electric heater, a polycarbonate roof, a UPVC single door providing side access and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7'6" x 6'4" (2.31m x 1.95m)

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

Master Bedroom

12'2" x 9'6" (3.71m x 2.90m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a wall-mounted electric heater.

Bedroom Two

12'2" x 8'7" (max) (3.71m x 2.62m (max))

The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a wall-mounted electric heater and a built-in cupboard.

Bathroom

7'4" x 5'6" (max) (2.26m x 1.68m (max))

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower and a glass shower screen, wood-effect flooring, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a shared garden with a mature tree, a driveway with space for one vehicle, courtesy lighting, a brick-built outdoor storage cupboard and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, an artificial lawn, a wooden decked seating area, a shed and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

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

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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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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