

# HoldenCopley

PREPARE TO BE MOVED

Knoll Avenue, Hucknall, Nottinghamshire NG15 6JE

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Guide Price £170,000 - £200,000

Knoll Avenue, Hucknall, Nottinghamshire NG15 6JE



GUIDE PRICE £170,000 - £190,000

NO UPWARD CHAIN...

This newly renovated three-bedroom semi-detached house, offered with no upward chain, provides a fantastic opportunity for modern living in a popular location. With a variety of local amenities nearby, including shops, schools, eateries, and excellent transport links, it also offers quick and easy access to Nottingham City Centre. On the ground floor, the entrance hall leads to a spacious reception room, filled with natural light, creating an inviting living space. Adjacent is a modern kitchen, fully equipped to meet all your culinary needs. Upstairs, the property features two double bedrooms, a single bedroom, and a stylish two-piece bathroom suite with a separate W/C. Outside, the front of the property offers access to on-street parking and a block-paved patio area. To the rear, there is an enclosed garden with a patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom & Separate W/C
- On-Street Parking
- Newly Renovated Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

10'5" x 6'1" (max) (3.18m x 1.86m (max))

The entrance hall has tiled flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

### Living/Dining Room

19'5" x 12'4" (max) (5.93m x 3.78m (max))

The living/ dining room has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the rear elevation.

### Kitchen

12'1" x 7'9" (max) (3.70m x 2.37m (max))

The kitchen has a range of fitted base and wall units with worktops and splash backs, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, hob & extractor fan, a wall-mounted boiler, ceiling coving, a radiator, vinyl flooring, access to a pantry, two UPVC double-glazed window to the front elevation and a single UPVC door providing access to the side of the property.

## FIRST FLOOR

### Landing

10'4" x 7'2" (max) (3.15m x 2.20m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

### Master Bedroom

13'6" x 10'10" (max) (4.14m x 3.32m (max))

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

10'10" x 10'5" (max) (3.31m x 3.18m (max))

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

### Bedroom Three

10'5" x 7'8" (max) (3.19m x 2.35m (max))

The third bedroom has carpeted flooring, a radiator, ceiling coving, access to loft via a dropdown ladder and a UPVC double-glazed window to the front elevation.

### Bathroom

8'6" x 4'7" (2.60m x 1.41m )

The bathroom has a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, waterproof boarding, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

### W/C

5'10" x 2'8" (1.80m x 0.83m )

This space has a low level dual flush W/C, waterproof boarding, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is access to on-street parking, a block-paved patio, gated access to the rear garden and fence panelling boundaries.

### Rear

To the rear of the property is an enclosed garden with a paved patio, a lawn and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

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

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.

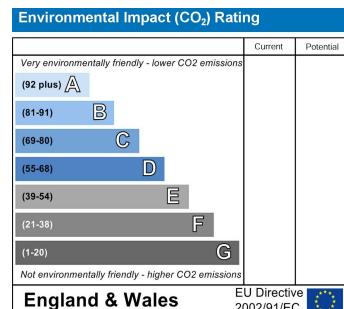
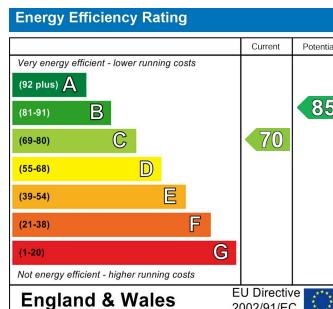
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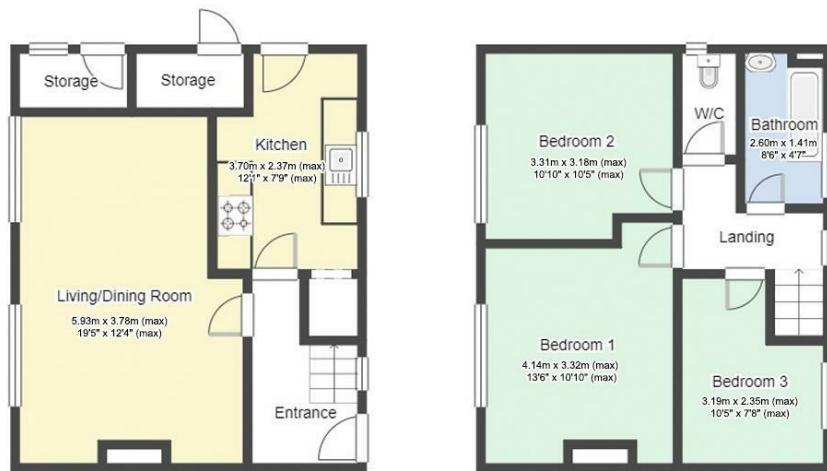
Property Tenure is Freehold

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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.

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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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