

# HoldenCopley

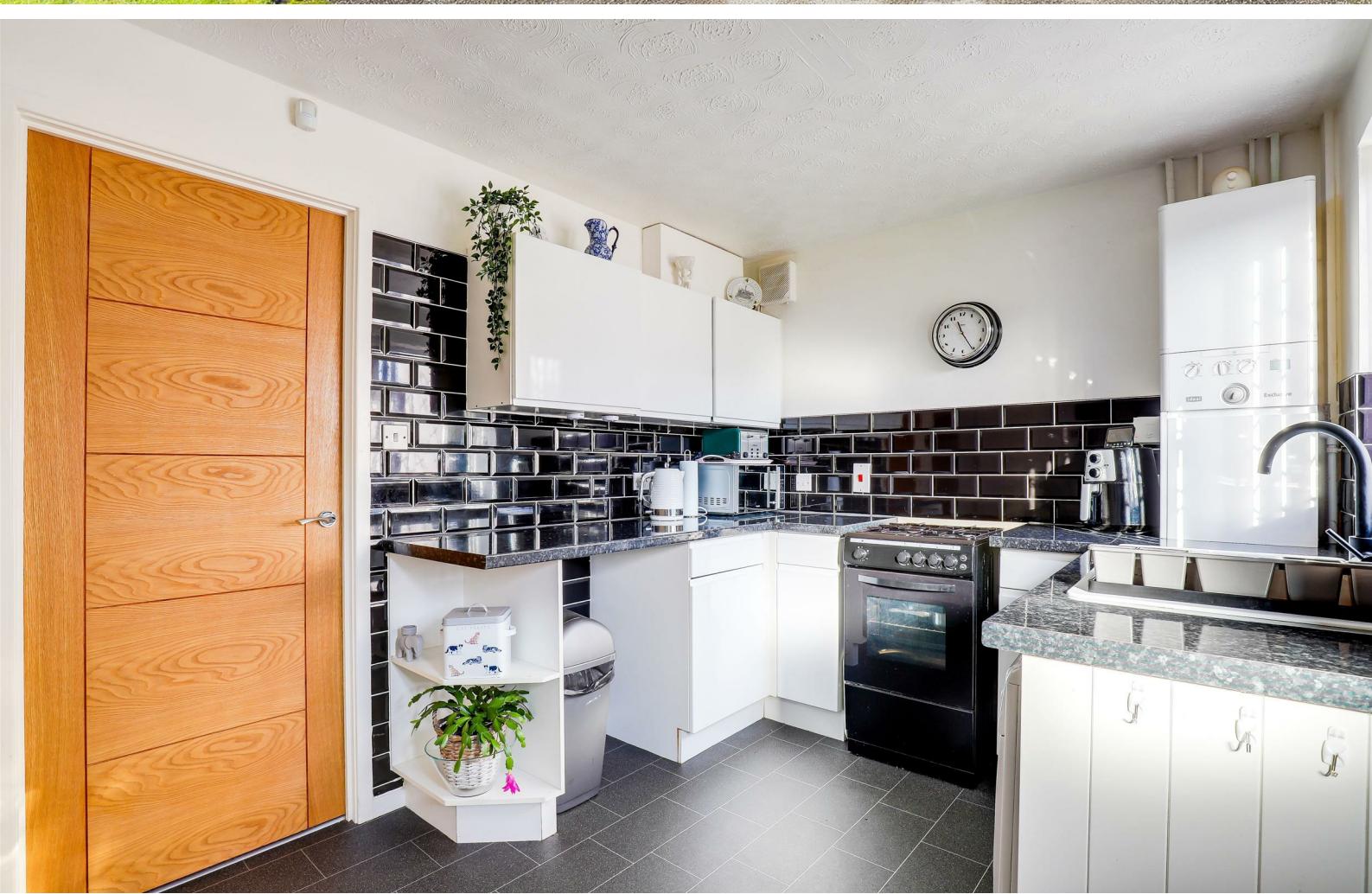
PREPARE TO BE MOVED

Broomhill Park View, Hucknall, Nottinghamshire NG15 7QQ

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Guide Price £170,000 - £195,000

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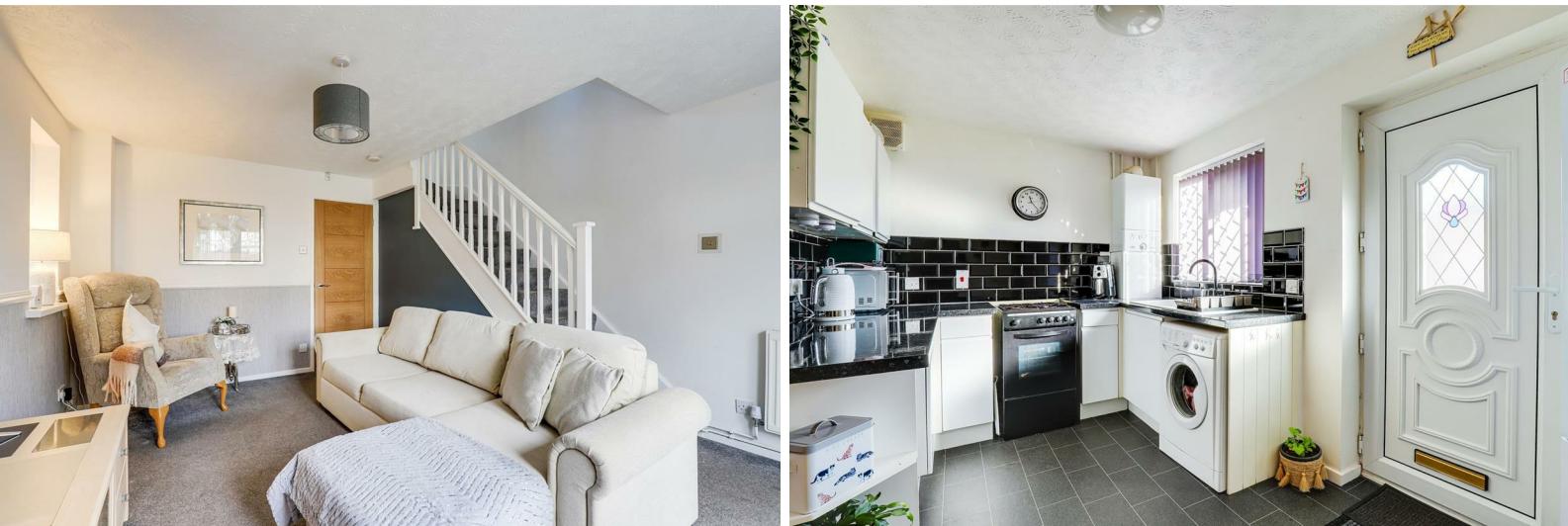


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WELL-PRESENTED SEMI-DETACHED HOUSE...

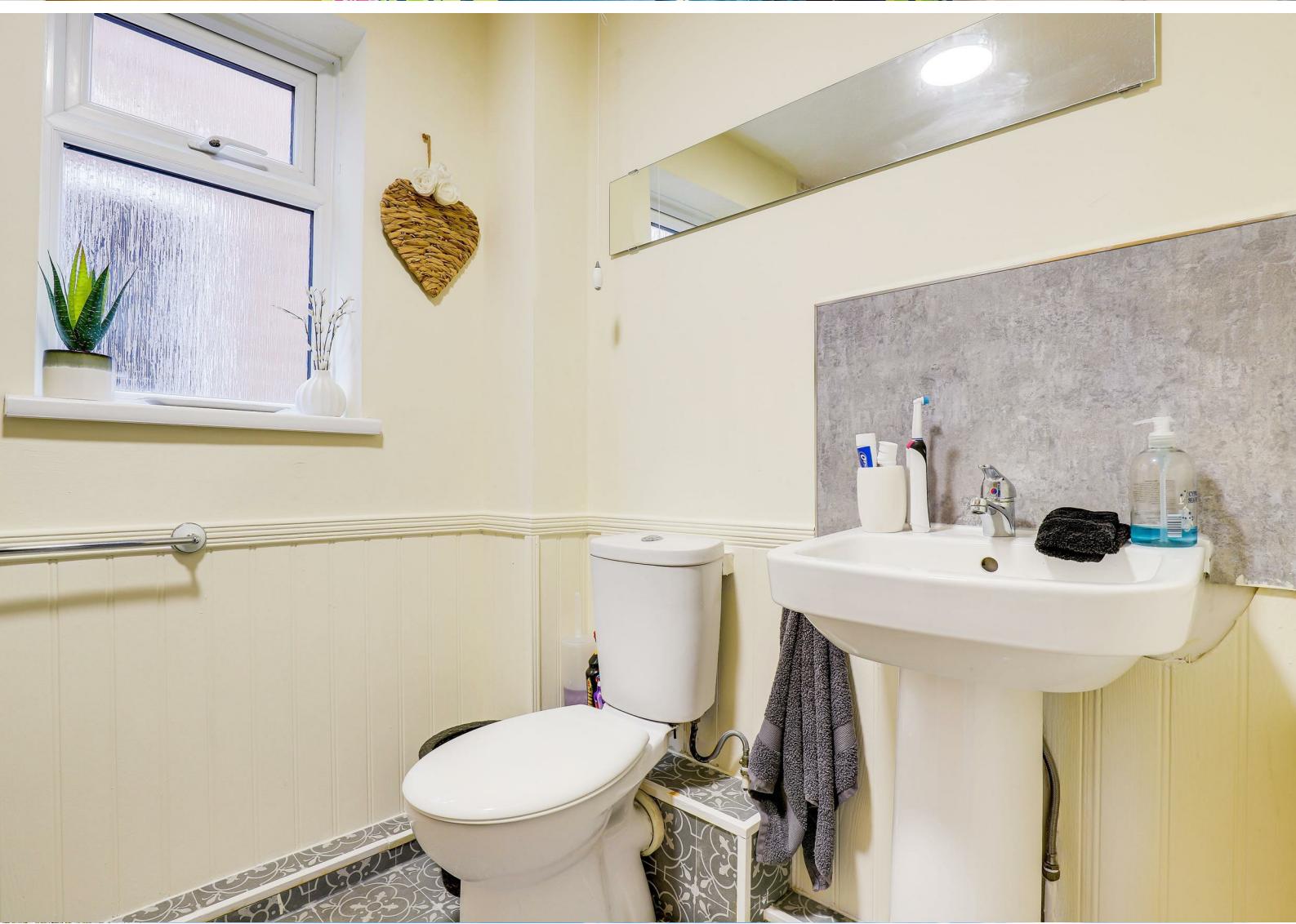
Welcome to this two-bedroom semi-detached house, offering a perfect blend of comfort and style. The ground floor boasts a modern fitted kitchen, ideal for culinary enthusiasts, while the spacious living room, adorned with natural light, features double French doors that seamlessly connect to the inviting rear garden—a tranquil haven for relaxation and entertaining. Ascending to the first floor reveals two generously-sized bedrooms, providing cosy retreats for peaceful nights. The three-piece bathroom suite ensures functionality. Outside, a convenient driveway welcomes you, while the private enclosed rear garden beckons with its greenery and serenity, creating a delightful outdoor space to enjoy. Situated in the popular location of Hucknall, just a stones throw away from shops, local eateries and excellent transport links including both bus and tram stops. This residence epitomises modern living with a touch of elegance, making it the perfect home for those seeking both comfort and style.

MUST BE VIEWED





- Semi-Detached House
- Two Good-Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Driveway
- Private Enclosed Garden
- Well-Presented Throughout
- Spacious Accommodation
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Kitchen

12'7" x 8'1" (3.85m x 2.47m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and a mixer tap, space for an oven, space for a fridge freezer, a wall-mounted boiler, a pantry, tiled splashback, a radiator, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

### Living Room

12'7" x 15'0" (3.85m x 4.59m)

The living room has carpeted flooring, a TV point, two radiators, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden

## FIRST FLOOR

### Landing

6'2" x 3'3" (1.88m x 1.01m)

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

### Master Bedroom

12'7" x 8'1" (3.86m x 2.47m)

The master bedroom has wood-effect flooring, a radiator and two UPVC double glazed windows to the rear elevation

### Bedroom Two

7'4" x 12'7" (2.25m x 3.85m)

The second bedroom has wood-effect flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

### Bathroom

7'3" x 5'6" (2.23m x 1.69m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with an electric shower fixture, a shower screen, tiled splashback and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, a decorative stone chipped area, courtesy lighting and side access to the rear garden

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, decorative stone chipped borders, a decked area, a range of plants and shrubs, a shed and panelled fencing

## 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.

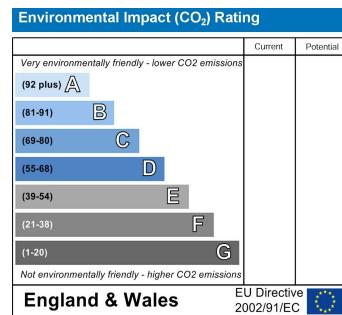
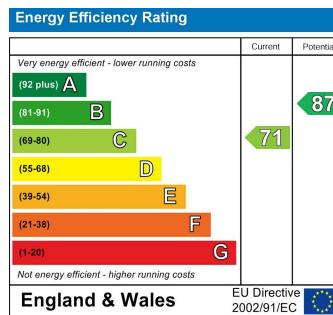
The vendor has advised the following:

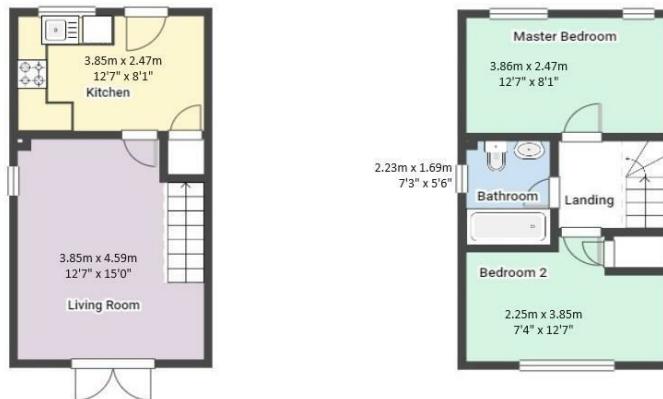
Property Tenure is Freehold

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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.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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