

# HoldenCopley

PREPARE TO BE MOVED

Edmund Grove, Hucknall, Nottinghamshire NG15 7TH

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£200,000

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## POPULAR LOCATON

This two bedroom semi-detached house is situated in a popular location within close proximity to various local amenities and excellent transport links. The property would make the perfect purchase for any first time buyer as it offers plenty of space and potential throughout.

To the ground floor there is a living room, a kitchen and a sun room.

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

Outside to the front of the property is a driveway providing off road parking and to the rear is an enclosed garden with further off road parking.

## MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Living Room
- Kitchen
- Sun Room
- Three Piece Bathroom Suite
- Driveway
- Generous Sized Rear Garden
- Freehold
- Must Be Viewed





## GROUND FLOOR

### Hall

The hall provides access into the accommodation

### Living Room

11'10" x 12'0" (3.62m x 3.67m)

The living room has a TV point, wood effect flooring, coving to the ceiling, a radiator and a double glazed bay window

### Kitchen

16'6" x 8'9" (5.04m x 2.69m)

The kitchen has a range of base and wall units, wood effect worktops, a sink and a half with mixer taps and drainer, an integrated oven, an electric hob with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a pantry, partially tiled walls, a radiator, a double glazed window and access into the sun room

### Sun Room

17'7" x 11'1" (5.37m x 3.38m)

The sun room has a radiator, double glazed windows and patio doors leading to the rear garden

## FIRST FLOOR

### Landing

5'10" x 2'9" (1.80m x 0.84m)

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

### Bedroom One

10'3" x 12'0" (3.14m x 3.67m)

The main bedroom has a storage cupboard, a radiator and a double glazed window

### Bedroom Two

7'11" x 10'2" (2.42m x 3.12m)

The second bedroom has a radiator and a double glazed window

### Bathroom

7'0" x 7'0" (2.15m x 2.14m)

The bathroom has a low level flush W/C, a hand wash basin, a bath with an overhead shower, tiled walls, a heated towel rail and a double glazed window

## OUTSIDE

### Front

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

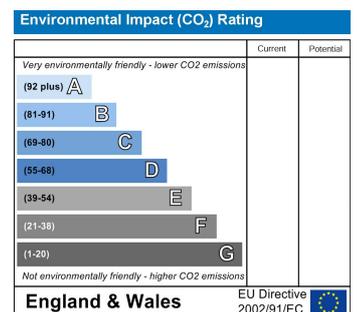
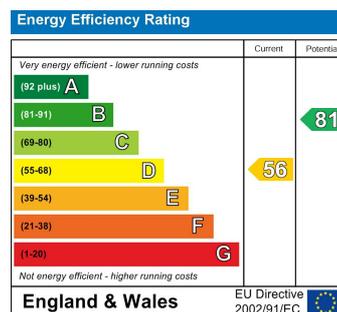
### Rear

To the rear of the property is a private enclosed garden with a lawn, a range of plants and shrubs and a block paved driveway providing further off-road parking

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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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