

HoldenCopley

PREPARE TO BE MOVED

Duke Street, Hucknall, Nottinghamshire NG15 7HB

Guide Price £180,000 - £190,000

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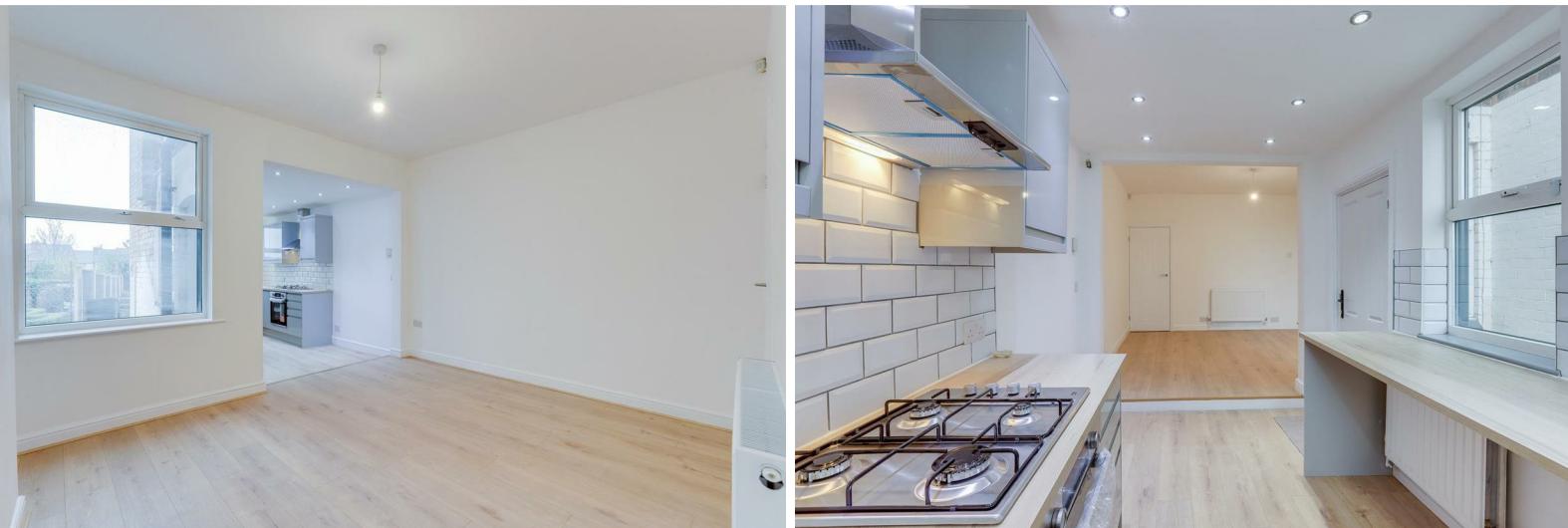


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NO UPWARD CHAIN...

This recently fully refurbished mid-terrace house is perfectly suited to a variety of buyers and is being sold with no upward chain. The property has been thoughtfully updated throughout, featuring newly fitted carpets and flooring, a contemporary kitchen, and a modern shower room. It occupies a sought-after location just a short walk from Hucknall Town Centre, offering convenient access to a wide range of local amenities, including shops, cafes, restaurants, excellent schools, leisure facilities, and strong transport links into Nottingham City Centre. On the ground floor, the entrance hall provides access to a bright living room with a bay-front window, as well as a separate dining room that flows seamlessly into the modern kitchen. The kitchen includes a breakfast bar and direct access to the rear garden, making it ideal for family living and entertaining. Upstairs, there are two generously sized double bedrooms and a third bedroom, which could serve as a study or a child's room. The first floor is completed by a three-piece shower room. Externally, the property benefits from on-street parking to the front, a garden area bordered by hedges, and a brick wall boundary. To the rear, there is an enclosed garden with a low-maintenance artificial lawn, a patio seating area, and fence-panelled boundaries, providing a private outdoor space.

MUST BE VIEWED





- Mid Terraced House
- Three-Bedrooms
- Two Reception Rooms
- Newly Fitted Modern Kitchen
- Newly Fitted Three-Piece Shower Room
- Enclosed Rear Garden
- Refurbished Throughout
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'4" x 5'7" (max) (4.99m x 1.72m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a door proving access into the accommodation.

Living Room

15'2" x 10'6" (max) (4.63m x 3.22m (max))

The living room has a UPVC double glazed bay windows to the front elevation, a radiator, a fitted base unit, and carpeted flooring.

Dining Room

13'5" x 10'11" (max) (4.09m x 3.33m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and wood-effect flooring.

Kitchen

14'4" x 7'4" (4.39m x 2.24m)

The newly fitted modern kitchen has a range of fitted base and wall units with worktops with a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, recessed spotlights, tiled splashback, wood-effect flooring, two UPVC double glazed window to the rear and side elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

20'9" x 10'4" (max) (6.34m x 3.16m (max))

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

Bedroom One

13'11" x 12'11" (max) (4.26m x 3.96m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, an original feature fireplace, and newly a newly fitted carpet.

Bedroom Two

10'11" x 10'7" (max) (3.34m x 3.24m (max))

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, an original feature fireplace, an in-built cupboard, and newly a newly fitted carpet.

Bedroom Three

8'0" x 7'6" (2.44m x 2.29m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and newly a newly fitted carpet.

Shower Room

6'9" x 4'5" (2.08m x 1.36m)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted shower fixture, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is access to on-street parking, a garden area, hedge border and a brick-wall boundary.

Rear

To the rear is an enclosed garden with an artificial lawn, a patio seating area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

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

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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