

HoldenCopley

PREPARE TO BE MOVED

Mustang Close, Hucknall, Nottinghamshire NG15 6WT

Guide Price £220,000

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GUIDE PRICE: £220,000 - £240,000

END TOWN HOUSE...

This well presented end townhouse offers spacious and versatile accommodation across three floors, making it an ideal home for a growing family. Nestled in a quiet cul-de-sac within a sought-after location, the property benefits from easy access to local amenities, scenic countryside walks, and excellent transport links. The ground floor welcomes you with an inviting entrance hall, leading to a stylish living room featuring a modern media wall, a convenient ground floor W/C, and a well-appointed fitted kitchen with direct access to the rear garden. The first floor boasts two generously sized double bedrooms and a contemporary three-piece family bathroom suite. The top floor is dedicated to a master bedroom, complete with its own private en-suite. Externally, the property offers a driveway to the front, while the enclosed rear garden provides a fantastic outdoor space, featuring a patio area, artificial lawn, an additional patio seating area, and a secure fence-panelled boundary—perfect for relaxation and entertaining.

MUST BE VIEWED





- Town House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Off- Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'0" x 3'8" (1.53 x 1.12)

The entrance hall has wood-effect floor, a radiator, and a composite door proving access into the accommodation.

Living room

14'8" x 11'9" (4.49 x 3.60)

The living room has a UPVC double glazed window to the front elevation, a Media wall, a TV point, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

Passage

4'8" x 3'11" (1.44 x 1.20)

The passage has carpeted flooring, and access into the kitchen.

W/C

4'4" x 3'7" (1.33 x 1.11)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splash back, and vinyl flooring.

Kitchen

11'10" x 8'8" (3.61 x 2.66)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, a radiator, a tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French door opening to the rear garden.

FIRST FLOOR

Landing

10'8" x 2'9" (3.26 x 0.86)

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

Bedroom Two

11'10" x 10'6" (3.62 x 3.21)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

11'1" x 8'9" (3.64 x 2.69)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

Bathroom

7'10" x 5'7" (2.41 x 1.71)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splash back, a panelled bath with a tiled splash back, a radiator, and vinyl flooring.

SECOND FLOOR

Landing

3'0" x 2'11" (0.92 x 0.911)

The landing has carpeted flooring, an in-built cupboard, and access to the second floor accommodation.

Master Bedroom

16'10" x 8'5" (5.15 x 2.59)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

11'2" x 8'2" (3.42 x 2.51)

The en-suite has a Velux window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, an artificial lawn, a further 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 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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

Service charge £380.00

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

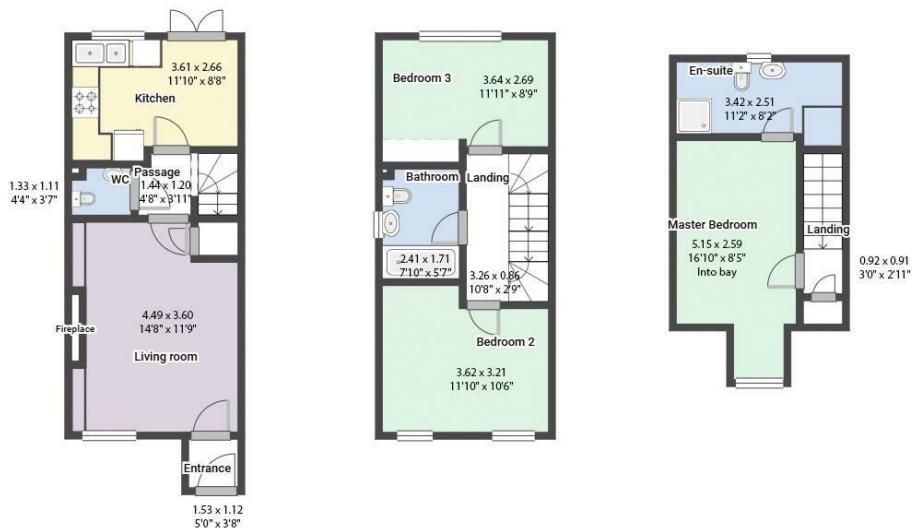
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property 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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<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	



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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