

# HoldenCopley

PREPARE TO BE MOVED

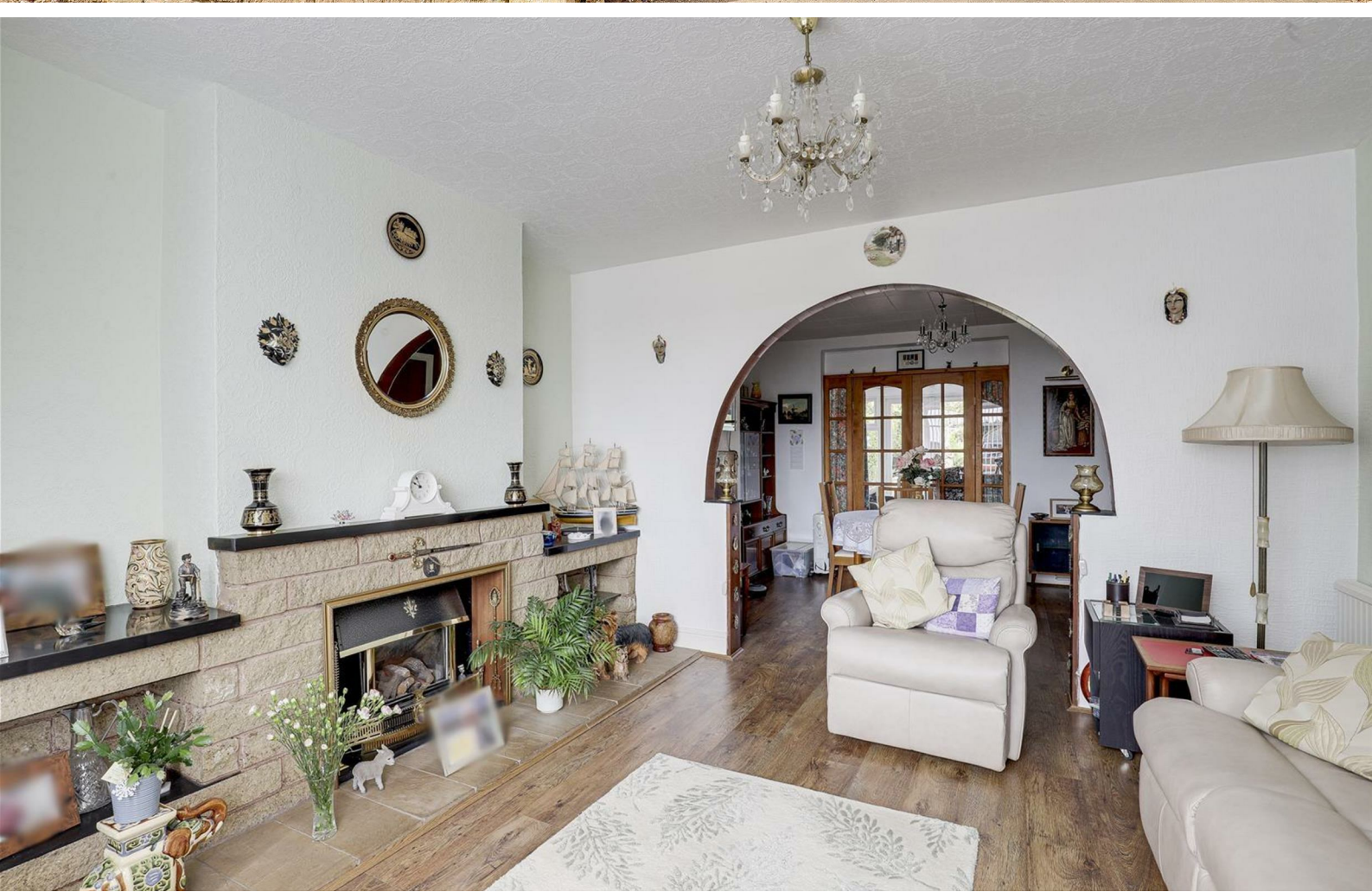
Nottingham Road, Hucknall, Nottinghamshire NG15 7QE

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Guide Price £210,000



Nottingham Road, Hucknall, Nottinghamshire NG15 7PE





GUIDE PRICE: £210,000 - £230,000

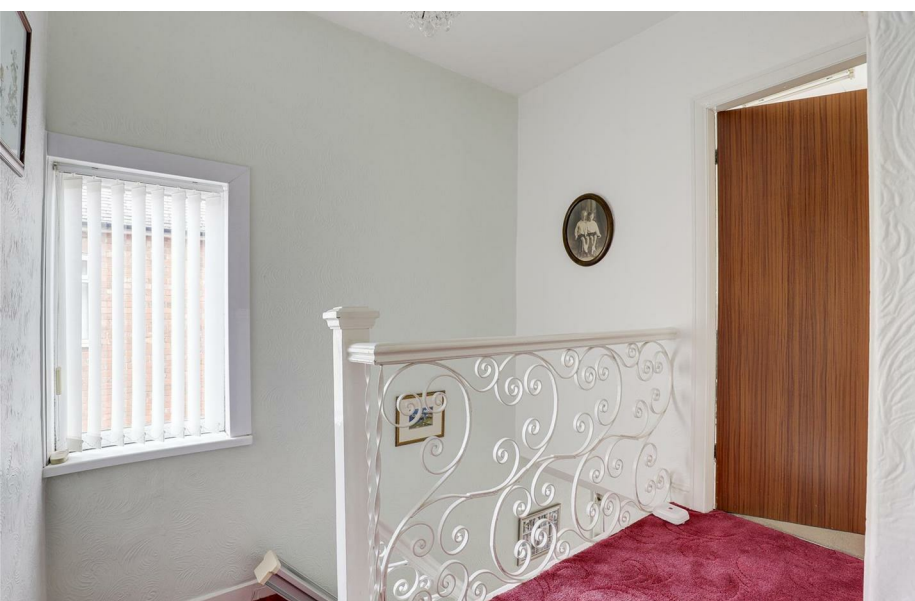
LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house is perfect for a family looking to put their own stamp on a property. Situated in a sought-after location, it is within close proximity to various local amenities, including the scenic Bestwood Country Park, shops, excellent transport links and great school catchments. The ground floor welcomes you with an entrance hall leading to two spacious reception rooms, ideal for family gatherings and entertaining guests. The fitted kitchen offers ample storage and workspace, complemented by a bright conservatory that provides additional living space and a perfect spot to enjoy the garden views. Upstairs, the first floor comprises three well-proportioned bedrooms, a three-piece bathroom suite and access to a loft for additional storage space. Each room provides a canvas for personalization, allowing you to create a home tailored to your family's needs. Externally, the property features a large driveway at the front, providing ample off-road parking. The rear of the property boasts a private south-facing garden, complete with a patio area for outdoor dining and relaxation, as well as a shed for extra storage. With its excellent location and potential for customization, this property offers a fantastic opportunity for a family to create their dream home.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- South Facing Rear Garden
- Large Driveway
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, a built-in cupboard, two ceiling roses, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

13'11" into bay x 12'11" (4.26m into bay x 3.96m)

The living room has a UPVC double-glazed bay window to the front elevation, an obscure single-glazed internal window, a feature fireplace with a tiled surround and a tiled hearth, two radiators, wood-effect flooring and open access to the dining room.

Dining Room

9'11" x 11'10" (3.03m x 3.61m)

The dining room has wood-effect flooring, a radiator, a built-in cupboard and double wooden French doors providing access into the conservatory.

Conservatory

8'10" x 8'10" (2.71m x 2.70m)

The conservatory has wood-effect flooring, a radiator, UPVC double-glazed windows to the side and rear elevation, a polycarbonate roof and double French doors providing access out to the garden.

Kitchen

14'2" x 8'1" (4.33m x 2.47m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, a composite sink and a half with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge, tiled flooring, a serving hatch, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a ceiling rose, access to the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'0" x 12'1" (3.67m x 3.69m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Two

11'1" x 9'10" (3.39m x 3.02m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and fitted wardrobes.

Bedroom Three

7'0" x 6'10" (2.14m x 2.09m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

7'11" x 6'4" (2.43m x 1.94m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with obscure glass, vinyl flooring, a radiator, a towel rail, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large driveway with double iron gates.

Rear

To the rear of the property is a private south facing garden with a patio area, decorative stones, various plants, raised planters, a security light, an outdoor tap and a shed.

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 - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Subsidence 1980 work done by contractors

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.

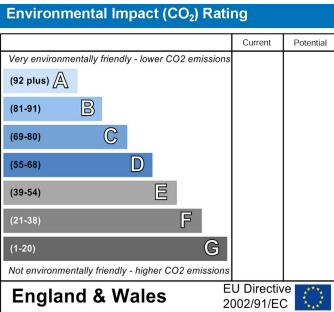
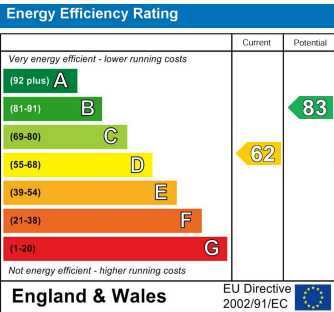
The vendor has advised the following:

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.

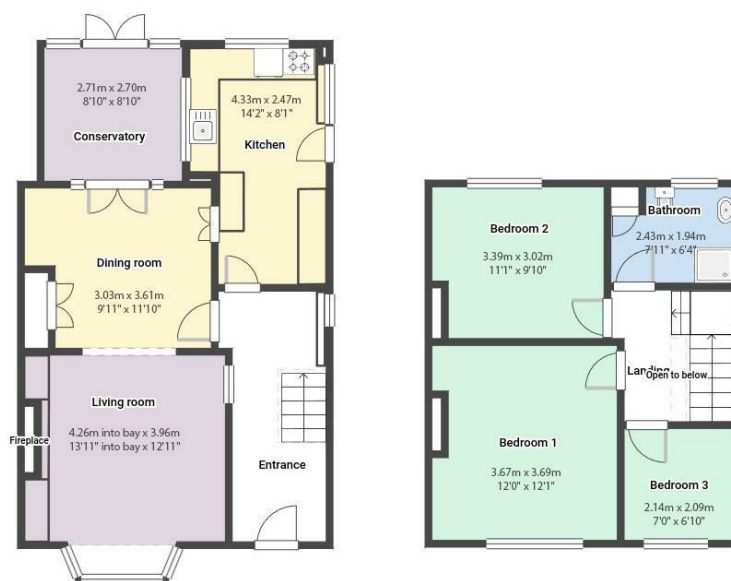
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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