

# HoldenCopley

PREPARE TO BE MOVED

Bolingey Way, Hucknall, Nottinghamshire NG15 6GZ

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Guide Price £160,000

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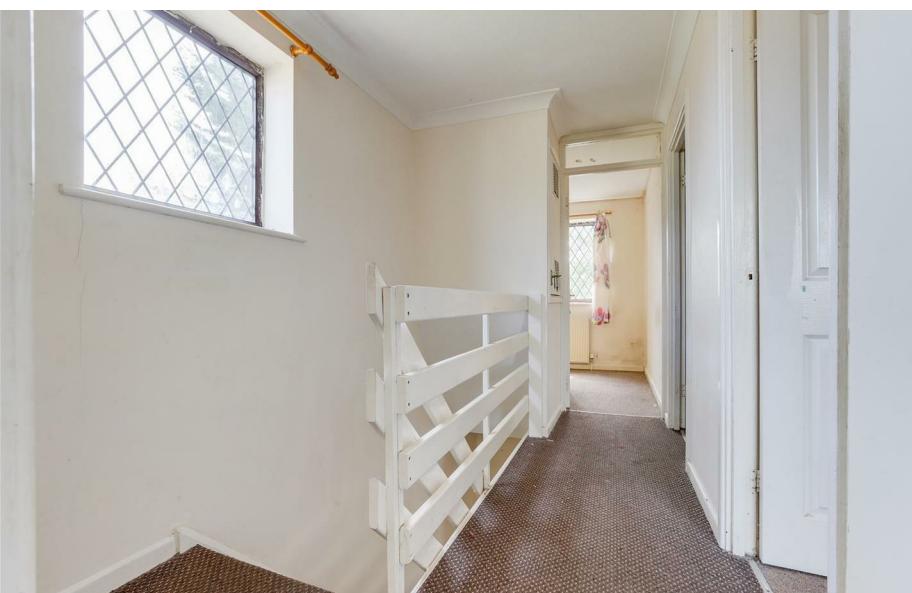
GUIDE PRICE £160,000 - £180,000

NO UPWARD CHAIN...

Welcome to this three-bedroom detached house that promises an abundance of space and untapped potential, presenting an enticing opportunity for both investors and those yearning to infuse their personal touch into a property. Nestled in a coveted location, this home enjoys proximity to a myriad of local amenities, seamless transport connections, and reputable schools. As you step inside, the ground floor unfolds with an entrance hall, leading to a capacious living room that seamlessly accommodates a study or dining area. The well-appointed fitted kitchen adds practicality. Ascending to the first floor reveals three generously sized bedrooms, all serviced by a bathroom suite. Outside, a garage and off-road parking await at the front, while the enclosed garden at the rear invites tranquil moments. With the potential for future development, contingent upon planning permissions, this property offers a blank canvas for your dreams and aspirations to flourish. Embrace the freedom to craft your perfect abode in this residence, sold to the market with no upward chain.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Single Garage
- Three-Piece Bathroom Suite
- Storage Space
- Enclosed Garden
- Off-Road Parking
- Plenty Of Potential For Extension





## GROUND FLOOR

### Entrance Hall

5'3" x 3'1" (1.62m x 0.94m)

The entrance hall has wood-effect flooring, in-built floor to ceiling cupboards and a single UPVC door providing access into the accommodation

### Living Room

14'7" x 25'0" (4.45m x 7.64m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround, carpeted stairs, coving to the ceiling, windows to the front and rear elevation, a TV point, space for a dining table and a radiator

### Kitchen

6'10" x 9'0" (2.10m x 2.75m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, tiled splashback, tiled flooring, a window to the rear elevation and a single UPVC door to access the garden

### Garage

7'6" x 18'6" (2.30m x 5.66m)

The garage has a single door to access the garden and an up and over door opening out onto the front driveway

## FIRST FLOOR

### Landing

The landing has a window to the side elevation, carpeted flooring, coving to the ceiling, an in-built cupboard, access to the loft and provides access to the first floor accommodation

### Bedroom One

8'2" x 11'0" (2.51m x 3.36m)

The first bedroom has a window to the front elevation, carpeted flooring and fitted sliding door wardrobes

### Bedroom Two

8'2" x 11'5" (2.50m x 3.50m)

The second bedroom has a window to the rear elevation, carpeted flooring and a radiator

### Bedroom Three

4'6" x 7'6" (1.384m x 2.29m)

The third bedroom has a window to the front elevation, carpeted flooring and a radiator

### Bathroom

5'6" x 5'1" (1.70m x 1.81m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, tiled flooring, fully tiled walls, a radiator and a window to the rear elevation

## OUTSIDE

To the front of the property is off-road parking for two cars and access into the garage. To the rear of the property is an enclosed mature garden with a lawn and fence panelling

## 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 & 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 C

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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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