

HoldenCopley

PREPARE TO BE MOVED

Barbara Square, Hucknall, Nottinghamshire NG15 8AP

Guide Price £200,000 - £220,000

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NO UPWARD CHAIN...

Introducing this three-bedroom semi-detached house, offering an opportunity with no upward chain, situated in a popular location with proximity to local amenities, including shops, eateries, schools, and commuting links. Upon entering the ground floor boasts two reception rooms that seamlessly flow into an open-plan layout, providing versatile spaces for relaxation and entertaining. The fitted kitchen offers a practical space for culinary endeavors. Ascending to the upper level, you'll find two generously sized double bedrooms alongside a single bedroom, each offering ample space and comfort for family members or guests. These bedrooms are serviced by a three-piece bathroom suite, providing convenience and comfort for daily routines. Externally the front has a driveway providing off-road parking. The garden area is adorned with decorative stones, adding to the kerb appeal of the home. Stepping into the rear garden, you'll discover an enclosed oasis, complete with a well-maintained lawn and a patio seating area. This outdoor space offers the perfect setting for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must be Viewed





GROUND FLOOR

Entrance Hall

11'5" x 5'10" (3.50m x 1.79m)

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

Dining Room

11'8" x 11'10" (3.58m x 3.63m)

The dining room has carpeted flooring, a radiator, open access to the living room and a UPVC double-glazed bay window to the front elevation.

Living Room

10'11" x 15'5" (3.33m x 4.70m)

The living room has carpeted flooring, a radiator, a feature fireplace and sliding patio doors providing access to the rear garden.

Kitchen

12'4" x 6'10" (3.76m x 2.10m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine, space for an oven, partially tiled walls, coving to the ceiling, a radiator, tiled flooring, two UPVC double-glazed windows to the rear and side elevation and a single door providing access to the side of the property.

FIRST FLOOR

Landing

6'11" x 9'0" (2.13m x 2.75m)

The landing has carpeted flooring, fitted storage cupboards, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and a access to the loft.

Master Bedroom

10'11" x 11'8" (3.34m x 3.56m)

The main bedroom has carpeted flooring, an in-built storage cupboard and a UPVC double-glazed window to the rear garden.

Bedroom Two

10'6" x 13'5" (3.22m x 4.10m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed window to the front elevation.

Bedroom Three

7'6" x 10'4" (2.31m x 3.15m)

The third bedroom has carpeted flooring, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

6'11" x 5'6" (2.13m x 1.68m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, coving to the ceiling, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property has a driveway providing off-road parking, courtesy lighting and decorative stones.

Rear

To the rear of the property has a enclosed garden with a lawn, a paved patio area, decorative stones, a shed, and fence paneling.

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:
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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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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