

# HoldenCopley

PREPARE TO BE MOVED

Cavell Grove, Hucknall, Nottinghamshire NG15 7WD

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Guide Price £190,000 -£210,000

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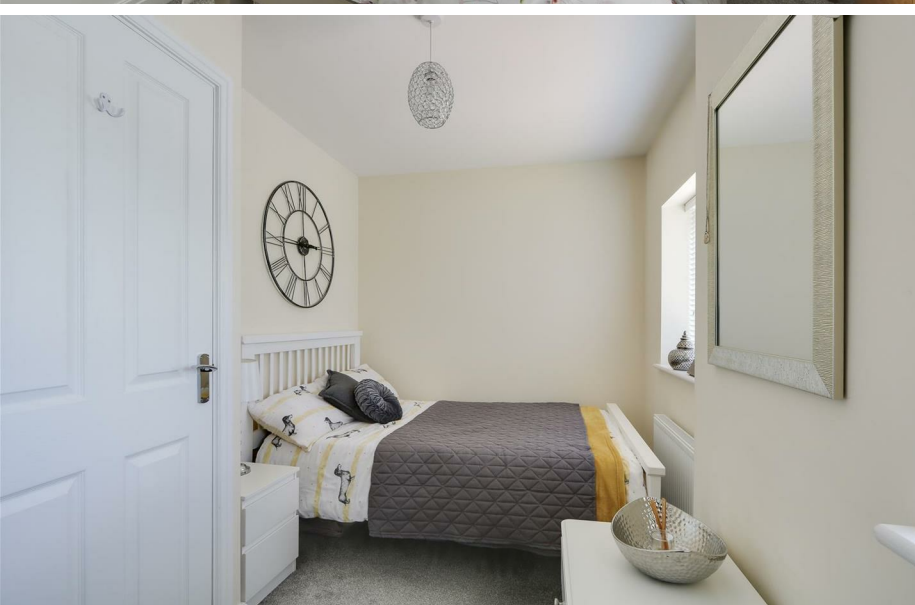
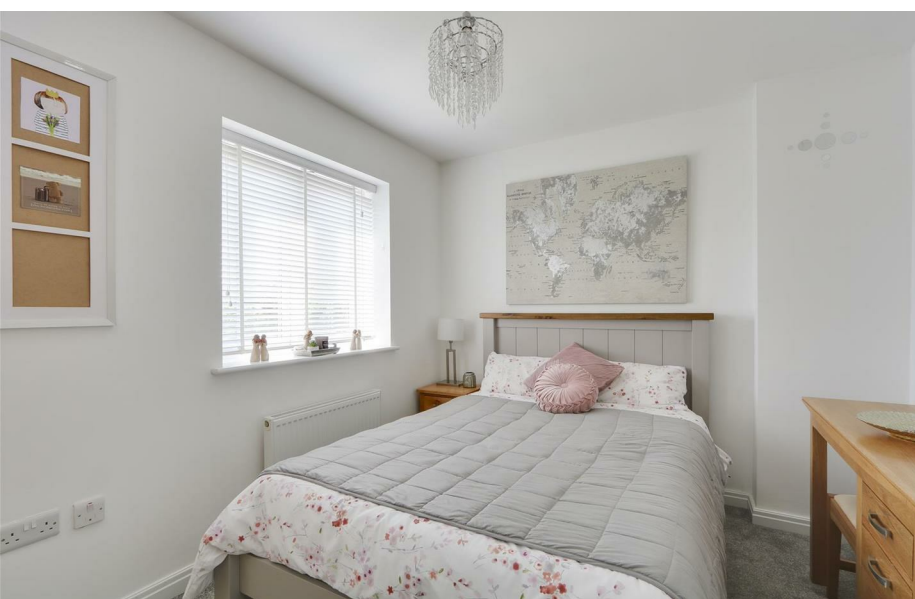
PERFECT FOR A RANGE OF BUYERS...

This three bedroom mid-terrace house offers an abundance of space spanning across three floors whilst boasting modern and contemporary living. The property benefits from being presented to a high standard making it the ideal purchase for any first time or family buyer alike. Situated in the popular location of Hucknall which is host to a range of local amenities such as, shops, eateries, excellent transport links into Nottingham City Centre as well as being within catchment area to great schools including The Holgate Academy. To the ground floor is an entrance hall, a W/C and a spacious living room. To the first floor are two good sized bedrooms serviced by a three piece bathroom suite with the master to the second floor benefiting from an en-suite. Outside to the front of the property is off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED







- Three Storey Mid-Terrace House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Well Presented Throughout
- Off Road Parking
- Private Enclosed Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall mounted radiator and a composite door providing access into the accommodation

W/C

4'11" x 2'7" (1.5 x 0.8)

This space has a wall mounted radiator, a low level flush W/C, a corner fitted wash basin with tiled splash back and a UPVC double glazed obscure window to the front elevation

Kitchen

9'10" x 6'2" (3.0 x 1.9)

The kitchen has tiled flooring, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, partially tiled walls, an integrated oven with a gas hob and extractor hood, space for a fridge freezer, space and plumbing for a washing machine and a UPVC double glazed window to the front elevation

Lounge/Diner

13'5" x 13'1" (4.1 x 4.0)

The lounge/diner has carpeted flooring, a wall mounted radiator, an under stairs cupboard, a TV point, space for a dining table and double French doors to the rear garden

FIRST FLOOR

First Floor Landing

3'3" x 9'6" (1.0 x 2.9)

The first floor landing has carpeted flooring, a wall mounted radiator and provides access to the first floor accommodation

Bedroom Two

13'1" x 8'6" (4.0 x 2.6)

The second bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the rear elevation

Bedroom Three

7'2" x 13'1" (2.2 x 4.0)

The third bedroom has carpeted flooring, a wall mounted radiator, a white wardrobe and a UPVC double glazed window to the front elevation

Bathroom

5'10" x 6'10" (1.8 x 2.1)

The bathroom has vinyl flooring, a heated towel rail, wall mounted cabinet, a low level flush W/C, a pedestal wash basin, a panelled bath and an extractor fan

SECOND FLOOR

Second Floor Landing

6'10" x 6'2" (2.1 x 1.9)

The second floor landing has carpeted flooring, a Velux window and provides access to the second floor accommodation

Master Bedroom

10'2" x 9'6" (3.1 x 2.9)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard, two Velux windows and access to an en-suite

En-Suite

4'7" x 6'2" (1.4 x 1.9)

The en-suite has tiled flooring, a heated towel rail, a low level flush W/C, a shower enclosure with a wall mounted shower, partially tiled walls, an extractor fan and a Velux window

OUTSIDE

Front

To the front of the property is access to an allocated car parking space to provide off road parking

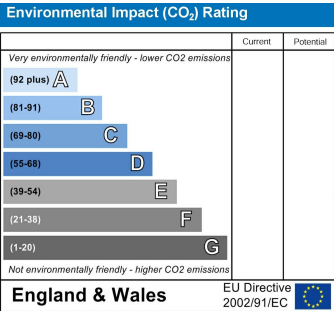
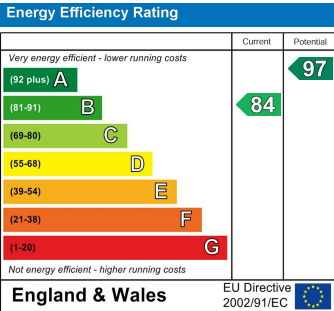
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, decorative gravel, a wooden shed, panelled fencing and gated access

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**286.1 Sq Ft - 26.58 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**754.77 Sq Ft - 70.12 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**282.12 Sq Ft - 26.21 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**754.77 Sq Ft - 70.12 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 2nd floor:  
**186.54 Sq Ft - 17.33 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**754.77 Sq Ft - 70.12 Sq M**

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