

HoldenCopley

PREPARE TO BE MOVED

Albert Close, Hucknall, Nottinghamshire NG15 7UZ

£220,000

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LOCATION, LOCATION, LOCATION...

This delightful semi-detached family home is situated in a highly desirable location, offering effortless access to Hucknall City Centre, where a variety of shops, schools, and excellent transport links await. Ideal for family life, this well-presented property is both spacious and inviting, featuring a thoughtful layout with a warm, homely feel. Upon entering, you are greeted by a welcoming hallway leading to a convenient ground floor W/C and a comfortable, well-lit living room. Beyond the living room, a secondary hallway provides access to a stylish fitted kitchen, which serves as the heart of the home. The kitchen is equipped with French doors that open directly onto the rear garden. On the first floor, the property offers three well-proportioned bedrooms. The master bedroom is complete with its own private en-suite bathroom, providing a tranquil retreat. The remaining two bedrooms are serviced by a modern three-piece family bathroom, ensuring convenience for family and guests alike. Externally, the property offers charming curb appeal, with a neatly planted, gravelled front border, courtesy lighting, and a driveway along the side of the house, leading to gated access to the rear garden. The private, enclosed rear garden features a welcoming patio area, perfect for outdoor dining or relaxation, a well-maintained lawn, and a useful shed for extra storage. The garden's panelled fencing adds an extra layer of privacy, making it an ideal outdoor retreat.

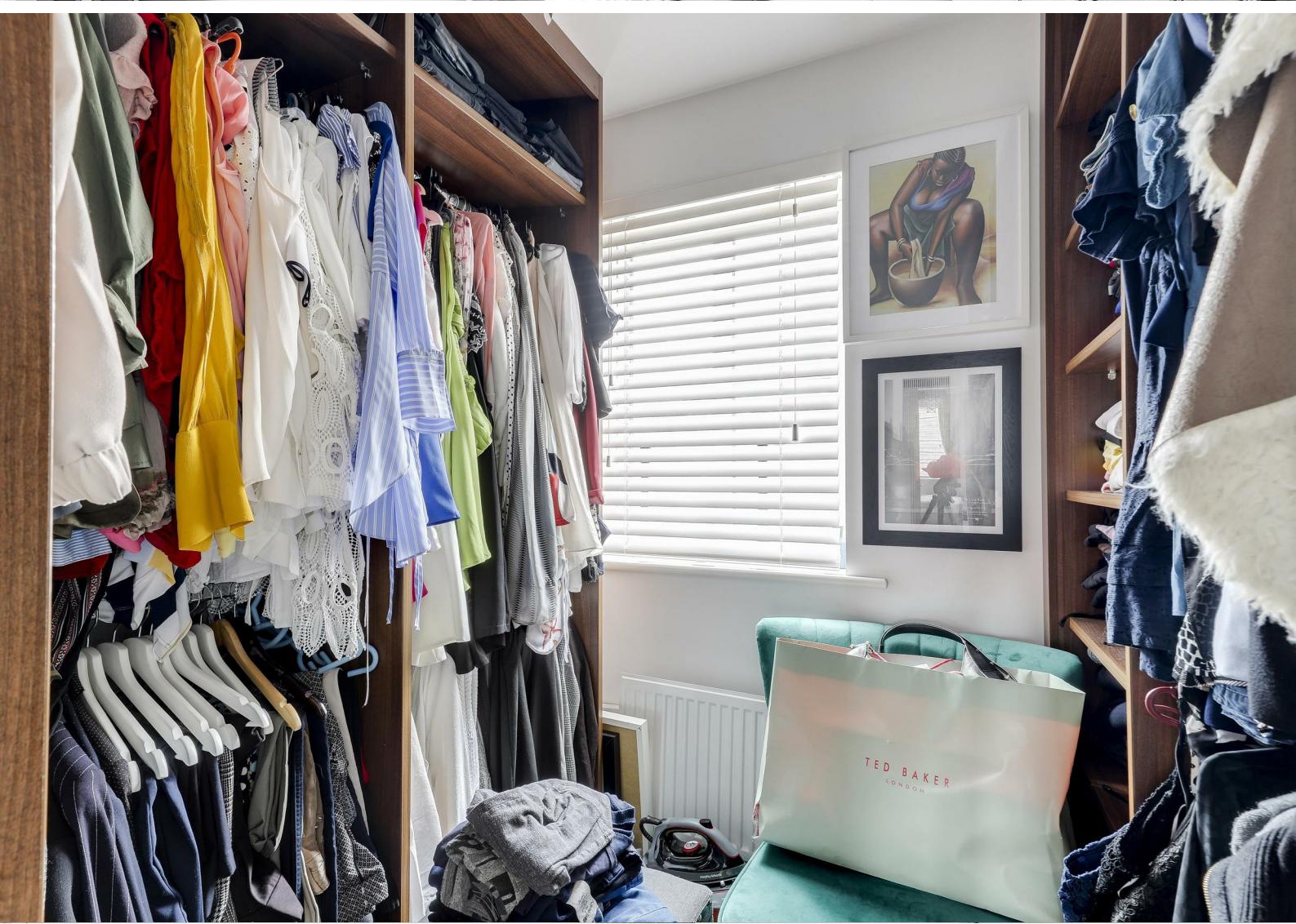
MUST BE VIEWED





- Semi Detached 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
- Excellent Transport Links
- Must Be Viewed







GROUND FLOOR

Hallway

5'1" x 4'3" (1.57 x 1.32)

The hallway has tiled flooring, a radiator, and a double glazed door providing access into the accommodation.

W/C

4'10" x 3'3" (1.49 x 1.00)

This space has a low level flush W/C, a pedestal wash basin with a splashback, tiled flooring.

Living Room

13'11" x 11'3" (4.26 x 3.44)

The living room has a UPVC double glazed window to the front elevation, a TV point, and carpeted flooring

Hallway

3'7" x 3'0" (1.11 x 0.92)

The hallway has carpeted flooring.

Kitchen

14'10" x 10'9" (4.54 x 3.28)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a radiator, space for a dining table, an in-built cupboard, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'7" x 4'2" (2.02 x 1.28)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

12'2" x 10'11" (3.71 x 3.34)

The main bedroom has a UPVC double glazed window to the rear elevation, a fitted wardrobe with sliding doors, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7'11" x 5'0" (2.42 x 1.54)

The en-suite has a UPVC double glazed obscure window to the rear elevation, low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, waterproof boarding, and tiled flooring,

Bedroom Two

10'2" x 7'4" (3.12 x 2.24)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes and overhead cupboard, and carpeted flooring.

Bedroom Three

7'2" x 6'10" (2.20 x 2.09)

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

Bathroom

7'3" x 6'2" (2.23 x 1.88)

The bathroom has a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is planted gravelled borders, courtesy lighting, a driveway to the side of the property, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, 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 1000Mbps and Upload Speed 100Mbps

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

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 - Gedling Borough Council - Band

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

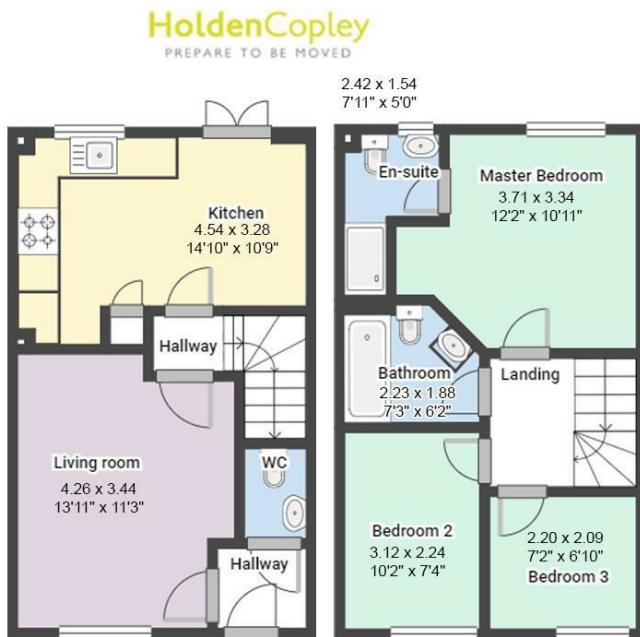
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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