

HoldenCopley

PREPARE TO BE MOVED

Avocet Close, Hucknall, Nottinghamshire NG15 7SG

£195,000

NO UPWARD CHAIN...

Nestled in a quiet cul-de-sac in the popular location of Hucknall, this two-bedroom mid-terraced house is the perfect home for first-time buyers and comes with no upward chain. Offering easy access to a range of local amenities, parks, excellent schools, and regular transport links, this property ensures both convenience and comfort. Inside, you will find a spacious reception room filled with natural light and featuring patio doors that open out to the rear garden. The recently updated modern kitchen is perfectly designed to cater to all your culinary needs. Completing the ground floor is a convenient W/C. The upper level comprises two generously sized double bedrooms, each providing a comfortable and relaxing space. A stylish three-piece bathroom suite caters to the residents. Outside, the property features two allocated parking spaces at the front, providing off-road parking. To the rear is an enclosed south-facing garden, complete with a patio seating area and a lawn an ideal space for enjoying the outdoors.

MUST BE VIEWED!



- Mid-Terraced House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom
- South Facing Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Living Room

13'1" x 13'8" (3.99m x 4.19m)

The living room has laminate wood-effect flooring, a radiator, an in-built storage cupboard and sliding patio doors opening out to the rear garden.

Kitchen

12'2" x 7'6" (3.71m x 2.29m)

The kitchen has range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, a wall-mounted boiler, partially tiled walls, a radiator, tiled flooring and a UPVC double-glazed window to the front elevation.

W/C

2'8" x 4'7" (0.83m x 1.40m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, laminate wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

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

Master Bedroom

11'6" x 11'7" (3.52m x 3.55m)

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

Bedroom Two

7'8" x 12'7" (2.36m x 3.84m)

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

Bathroom

7'2" x 5'9" (2.19m x 1.77m)

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

OUTSIDE

Front

To the front of the property is a gravel garden with a patio pathway and courtesy lighting.

Rear

To the rear is an enclosed garden with a lawn, a paved patio area, shrubs and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 3G & 4G
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 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: 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.

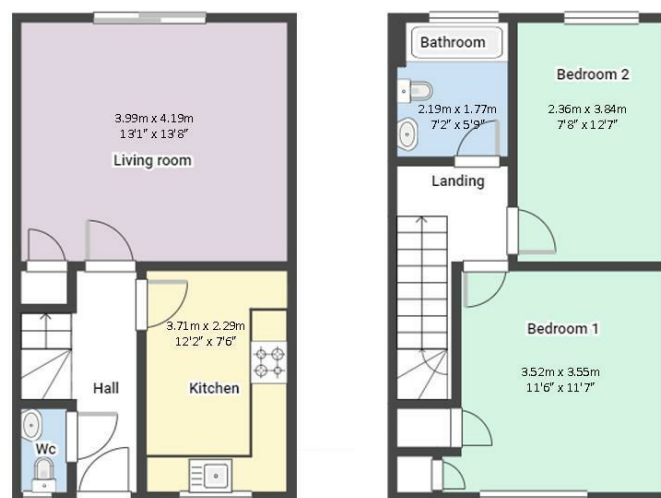
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Avocet Close, Hucknall, Nottinghamshire NG15 7SG

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.