

# HoldenCopley

PREPARE TO BE MOVED

Vaughan Avenue, Hucknall, Nottinghamshire NG15 8BT

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Guide Price £230,000 - £240,000



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NO UPWARD CHAIN...

This well-maintained two-bedroom detached bungalow is a fantastic opportunity for anyone seeking single-storey living, offered to the market with no upward chain. Situated in a popular location close to local amenities and excellent transport links, the property boasts spacious and inviting rooms throughout. The accommodation includes an entrance hall leading to a generous living room featuring a stylish feature wall, a fitted kitchen, two comfortable and versatile bedrooms, and a well-appointed bathroom suite. Externally, the property benefits from wrap-around lawned gardens to the front, two separate driveways, and a single garage, providing ample parking options. Additionally, there are two low-maintenance gardens, one to the side and one to the rear, perfect for those seeking outdoor space with minimal upkeep.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Well-Maintained Gardens With Outhouse
- Owned Solar Panels
- Driveway & Garage
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'3" x 6'11" (max) (4.65m x 2.12m (max))

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, access to the loft, and a single UPVC door providing access into the accommodation.

Living Room

15'11" x 12'1" (4.86m x 3.69m )

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, and a wood-panelled feature wall with a fireplace and an exposed brick surround.

Kitchen/Diner

14'6" x 9'2" (max) (4.43m x 2.80m (max))

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for various appliances, a feature fireplace, carpeted flooring, partially vinyl-covered walls, an in-built pantry cupboard with space and plumbing for a washing machine and a control panel for the security alarm, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

Bedroom One

12'8" x 12'2" (max) (3.87m x 3.73m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a range of fitted furniture.

Bedroom Two

12'7" x 10'11" (3.86m x 3.33m )

The second bedroom / reception room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bathroom

7'5" x 6'0" (max) (2.28m x 1.84m (max))

The bathroom has a low level flush W/C, a sunken wash basin with fitted storage, a corner-fitted bath with an overhead electric shower fixture, a heated towel rail, vinyl-covered walls, a radiator, 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 is a driveway with access into the garage, a wrap-around garden with a lawn, a range of plants and shrubs, an additional block-paved driveway, and gated access to the rear garden.

Outhouse

12'9" x 4'5" (3.90m x 1.35m )

The outhouse has carpeted flooring, exposed brick walls, a wall-mounted coat hook, lighting, and a UPVC double-glazed obscure window.

Garage

26'7" x 9'6" (8.12m x 2.90m )

The garage has a polycarbonate pitched roof, lighting, windows, a UPVC door to the secondary garden, and a wooden door opening out to the rear garden. Additionally, there is an electrically-operated up and over door.

Side

To the side of the property is a low maintenance garden and vehicular access via double gates.

Rear

To the rear of the property is an additional low maintenance garden with a patio area, a sheltered seating area, an outdoor sink with hot and cold running water, storage space, an artificial lawn with blue slate chipping border, a range of plants and shrubs, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 20 Mbps (upload)  
Phone Signal – Mostly 4G coverage  
Electricity – Mains Supply

Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Area - low for surface water / very low for rivers & the sea  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

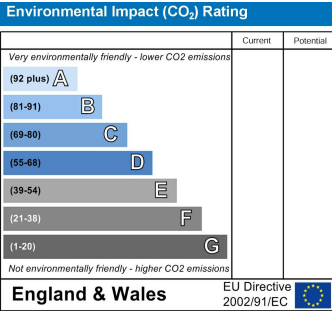
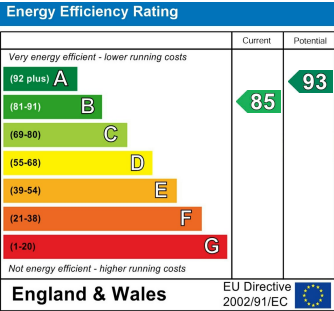
Council Tax Band Rating - Ashfield District Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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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**01156 972 972**

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

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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