

# HoldenCopley

PREPARE TO BE MOVED

Bentinck Street, Hucknall, Nottinghamshire NG15 7EG

---

£100,000

NO UPWARD CHAIN...

Situated in a well-connected and convenient location, this mid-terraced house offers easy access to a range of local amenities, including shops, eateries, and more. Perfect for buyers looking for a project, the property is being sold with no upward chain, presenting an excellent opportunity to create a home to your own taste. The accommodation comprises a welcoming living room that flows into the kitchen, which in turn provides direct access to the rear garden. Upstairs, there is a spacious double bedroom and a three-piece bathroom suite. Externally, the property benefits from direct kerb access to the front. The rear garden is enclosed, low-maintenance, and features a combination of fence panels and a brick wall boundary, offering both privacy and ease of upkeep.

MUST BE VIEWED



- Mid Terraced House
- One Double Bedroom
- Spacious Living Room
- Kitchen
- Three-Piece Bathroom Suite
- Well-Connected Location
- Excellent Transport Links
- No Upward Chain
- Plenty Of Potential
- Must Be Viewed

## GROUND FLOOR

### Living Room

12'2" x 12'2" (3.71m x 3.71m)

The living room has a UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, an exposed brick built fireplace, a fitted base unit, wood-effect flooring, and a UPVC door providing access into the accommodation.

### Kitchen

9'1" x 9'1" (2.77m x 2.77m)

The kitchen has base units with worktops, a stainless steel sink and drainer, space for a freestanding cooker, an electric hob, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, an in-built cupboard, tiled splashback, tiled flooring, carpeted stairs, a stairs lift, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

## FIRST FLOOR

### Landing

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

### Bedroom One

11'3" x 11'10" (3.43m x 3.61m)

The first bedroom has a UPVC double glazed window to the rear elevation, two double fitted wardrobes, a radiator, vinyl flooring, and access into the bathroom.

### Bathroom

9'0" x 9'0" (2.74m x 2.74m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a wall-mounted electric shower fixture, an extractor fan, a radiator, access into the loft, partially tiled walls, a dado rail, and water proof vinyl flooring.

## OUTSIDE

### Front

To the front of the property is direct kerb access.

### Rear

To the rear of the property is an enclosed low-maintenance garden, with a fence panelled, and brick wall 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 1800Mbps and Upload Speed 220Mbps

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 - 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:

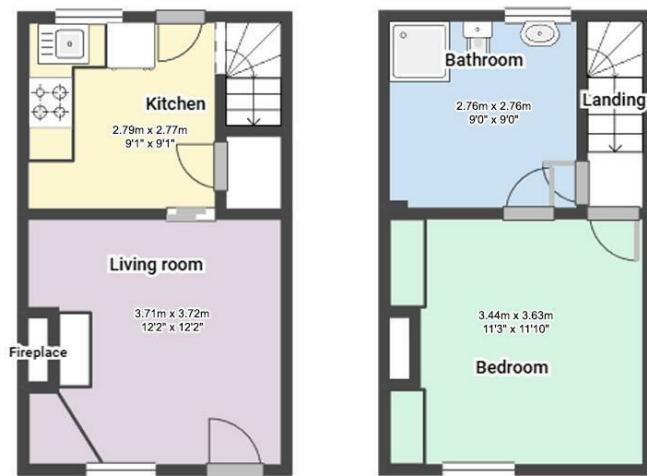
Property Tenure is Freehold

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.





**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

**01156 972 972**

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

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**