

HoldenCopley

PREPARE TO BE MOVED

Addison Drive, Hucknall, Nottinghamshire NG15 6NB

Guide Price £240,000

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GUIDE PRICE £240,000 - £250,000

NO UPWARD CHAIN...

This newly refurbished semi-detached residence presents an ideal opportunity for both first-time homebuyers and savvy investors. Offering generously proportioned living spaces and abundant potential, this three-bedroom house is nestled in the sought-after locale of Hucknall, just a stone's throw away from Nottingham City Centre. The ground floor welcomes you into the entrance hall, a spacious kitchen, a cosy living room, and a conservatory. Upstairs, three ample-sized bedrooms are complemented by a three-piece bathroom suite, ensuring comfort for the whole household. Outside, the frontage features a convenient driveway for off-road parking, a manicured lawn adorned with verdant plants and shrubs. Meanwhile, the rear of the property unveils a garden enclosed for privacy a lawn, and all framed by panelled fencing.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Popular Location
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'2" x 15'0" (1.88m x 4.59m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

W/C

2'4" x 3'10" (0.73m x 1.18m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, partially tiled walls, and vinyl flooring.

Living Room

11'10" x 12'0" (3.61m x 3.68m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Kitchen

17'9" x 12'4" (5.43m x 3.76m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer with a swan neck mixer tap, an integrated oven, ceramic hob, ceramic splashback and extractor fan, space and plumbing for a washing machine, a radiator, recessed spotlights, tiled flooring, a UPVC double glazed window and door to the side elevation, double patio doors opening out into the conservatory.

Conservatory

6'1" x 10'1" (1.87m x 3.33m)

The conservatory has a radiator, a range of UPVC double glazed windows and UPVC sliding patio doors providing access to the rear garden.

FIRST FLOOR

Landing

7'2" x 8'10" (2.19m x 2.71m)

The landing has UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and provides access to the first floor accommodation.

Bedroom One

10'1" x 12'9" (3.34m x 3.91m)

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

Bedroom Two

10'1" x 11'7" (3.33m x 3.55m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

6'1" x 7'1" (2.11m x 2.16m)

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

Bathroom

6'1" x 7'10" (1.87m x 2.41m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, an 'L' shaped panelled bath with a wall-mounted shower fixture with rainfall and handheld shower fixture, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway providing access to off-road parking, a lawn with a range of plants and shrubs, gravelled border, and gated access to the rear of the property.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No (if not then put what it is made of)

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield district Council - Band B

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	82	66



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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk