

# HoldenCopley

PREPARE TO BE MOVED

Belvoir Street, Hucknall, Nottinghamshire NG15 6NJ

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Guide Price £160,000



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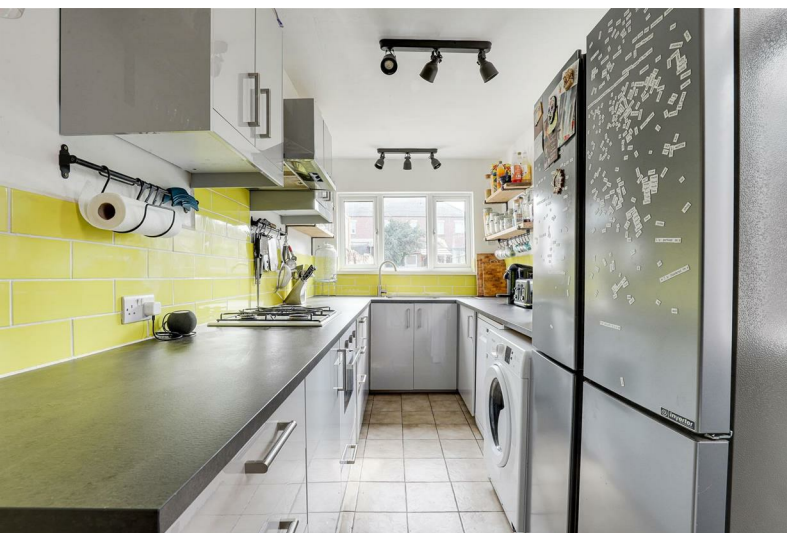


GUIDE PRICE £160,000 - £170,000

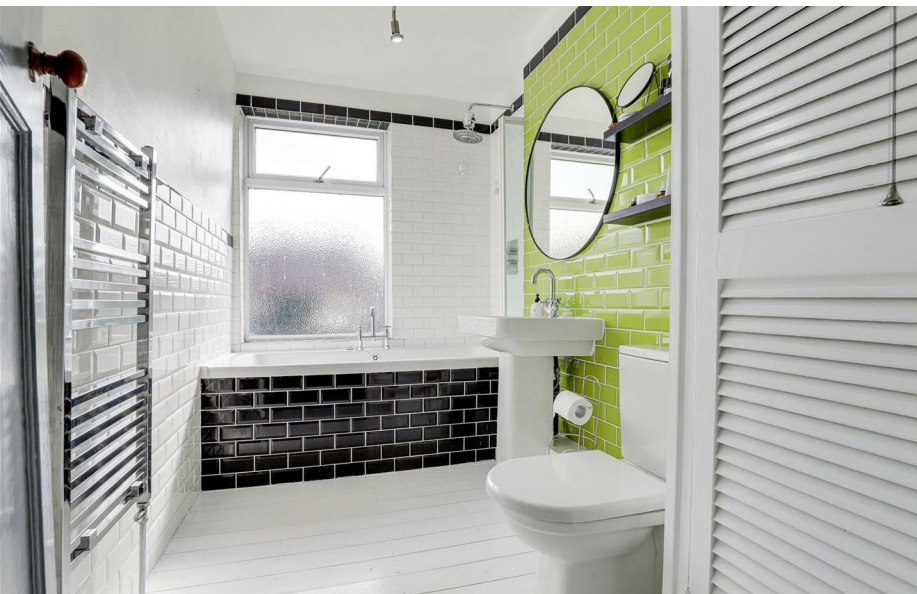
MOVE STRAIGHT IN...

Presenting a fantastic opportunity to own a spacious and well-maintained three-bedroom mid-terrace property with the added benefit of a versatile loft room. Nestled in the desirable neighbourhood of Hucknall, this charming home offers comfortable living across three levels. The ground floor boasts two inviting reception rooms, providing ample space for relaxing and entertaining guests. The contemporary fitted kitchen, equipped with modern appliances, offers a delightful culinary experience. To the first floor there are two good sized bedrooms and a three-piece bathroom suite. Venturing further, the property reveals an additional floor with a generously sized bedroom and a versatile loft room. This added space can be utilized to suit your individual needs, whether as a home office, hobby room, or additional living area. To the front of the property there is access to on-street parking and to the rear is a private enclosed lawned garden. The property enjoys a prime location, surrounded by local amenities, including shops, schools, and leisure facilities. Commuters will benefit from excellent transport links, with easy access to nearby towns and cities via road and public transport.

MUST BE VIEWED







- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Loft Room
- Private Rear Garden
- On Street-Parking
- Ideal First Time Buy
- Must Be Viewed











GROUND FLOOR

Dining Room

12'6" x 11'1" (3.82m x 3.40m)

The dining room has wooden flooring, a radiator, a feature cast iron fireplace, a fitted cupboard to the chimney breast alcove, a UPVC double glazed window to the front elevation and a UPVC door providing access into the accommodation.

Hall

The hall has carpeted flooring and stairs up to the first floor accommodation.

Living Room

12'5" x 12'4" (3.81m x 3.78m)

The living room has tiled flooring, a radiator, a UPVC double glazed window to the rear elevation and a feature log burner set within the chimney breast on a stone hearth.

Kitchen

13'10" x 6'11" (4.24m x 2.13m)

The kitchen has tiled flooring, partially tiled walls, a radiator, a range of wall, drawer and base units with worktop above, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a stainless steel sink with drainer and a chrome mixer tap, an integrated electric oven, with an integrated gas hob and a stainless steel extractor hood above, a UPVC double glazed window to the side elevation and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

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

Bedroom One

11'3" x 14'2" (3.45m x 4.34m)

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

Bedroom Three

9'10" x 7'3" (3.01m x 2.21m)

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

Bathroom

9'9" x 5'4" (2.97m x 1.63m)

The bathroom has wooden flooring, partially tiled walls, a fitted storage cupboard, a low level W/C, a wash basin with chrome mixer tap, a bath with chrome mixer tap, a wall mounted shower fixture and bi-folding shower screen and an obscured UPVC double glazed window to the rear elevation.

SECOND FLOOR

Bedroom Two

14'2" x 11'3" (4.33m x 3.43m)

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

Loft Room

14'3" x 11'1" (4.36m x 3.39m)

This space has carpeted flooring, a radiator and a Velux window to the rear elevation.

OUTSIDE

Front

To the front of the property there is access to on-street parking.

Rear

To the rear of the property there is a lawned garden enclosed by walled and fenced boundaries, a patio seating area, an outside tap, a side access gate and a brick outhouse.

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:

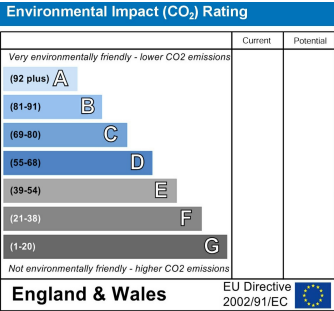
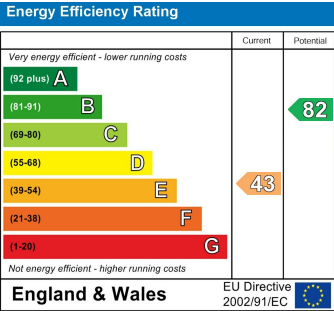
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

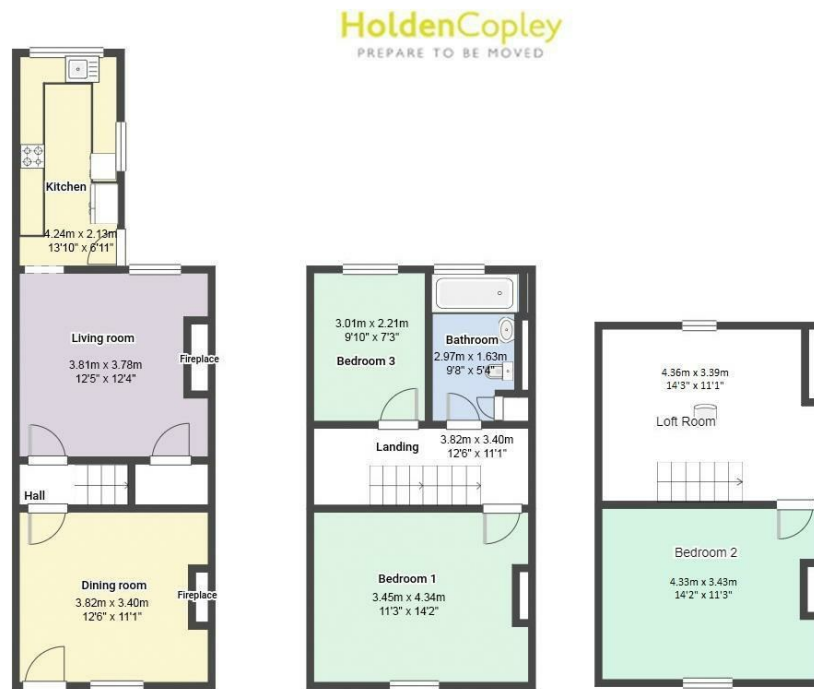
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





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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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