

HoldenCopley

PREPARE TO BE MOVED

Belvoir Street, Hucknall, Nottinghamshire NG15 6NL

Guide Price £150,000 - £170,000

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GUIDE PRICE: £150,000 - £160,000

PERFECT FIRST TIME BUY...

This three bedroom mid-terraced house would be the ideal purchase for a range of buyers as the property offers plenty of space and potential throughout whilst being well-presented. This property is situated in a popular location within reach of various local amenities, great schools and regular transport links. To the ground floor are two reception rooms, a modern fitted kitchen and access to the cellar. The first floor offers three bedrooms serviced by a three-piece bathroom suite. Outside to the rear is a fantastic sized enclosed garden with a patio seating area and an extensive lawn.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Fantastic Sized Garden
- Well-Presented
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

12*5" x 10*10" (3.81m x 3.32m)

The living room has a UPVC double glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround and a single UPVC door providing access into the accommodation

Hall

The hall has access to the cellar

Dining Room

12*5" x 11*10" (3.81m x 3.63m)

The dining room has wood-effect flooring, a feature fireplace with a decorative surround, coving to the ceiling, carpeted stairs, a radiator and a single UPVC door providing access to the rear garden

Kitchen

11*1" x 5*10" (3.40m x 1.78m)

The kitchen has a range of fitted base and wall units with a rolled edge worktop, a sink with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, wood-effect flooring and UPVC double glazed windows to the side and rear elevation

BASEMENT LEVEL

Cellar

12*5" x 10*10" (3.81m x 3.32m)

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft, an in-built cupboard and provides access to the first floor accommodation

Bedroom One

10*10" x 9*4" (3.32m x 2.86m)

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

Bedroom Two

11*10" x 7*1" (3.63m x 2.16m)

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

Bedroom Three

10*10" x 6*0" (3.32m x 1.85m)

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

Bathroom

8*11" x 5*1" (2.72m x 1.55m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double shower enclosure with a mains-fed shower, a chrome heated towel rail, plastic splashback, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

To the front of the property is on-street parking and to the rear is a private enclosed garden with a patio area, a gravelled area, a lawn, fence panelling and a range of plants and shrubs

DISCLAIMER

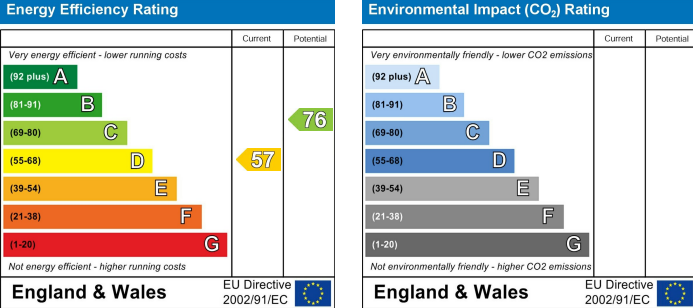
Council Tax Band Rating - Ashfield District Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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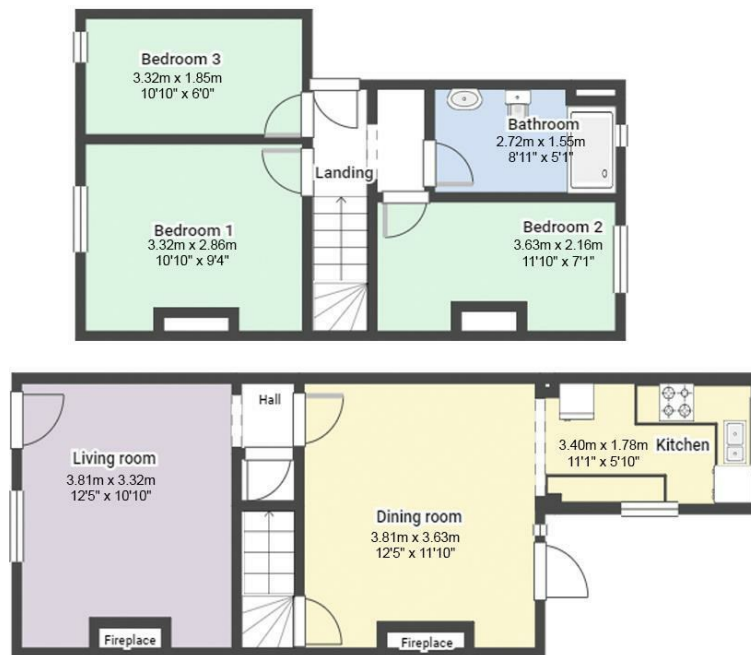
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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