

HoldenCopley

PREPARE TO BE MOVED

Cheyne Walk, Hucknall, Nottinghamshire NG15 7TR

£170,000

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LOCATION, LOCATION, LOCATION...

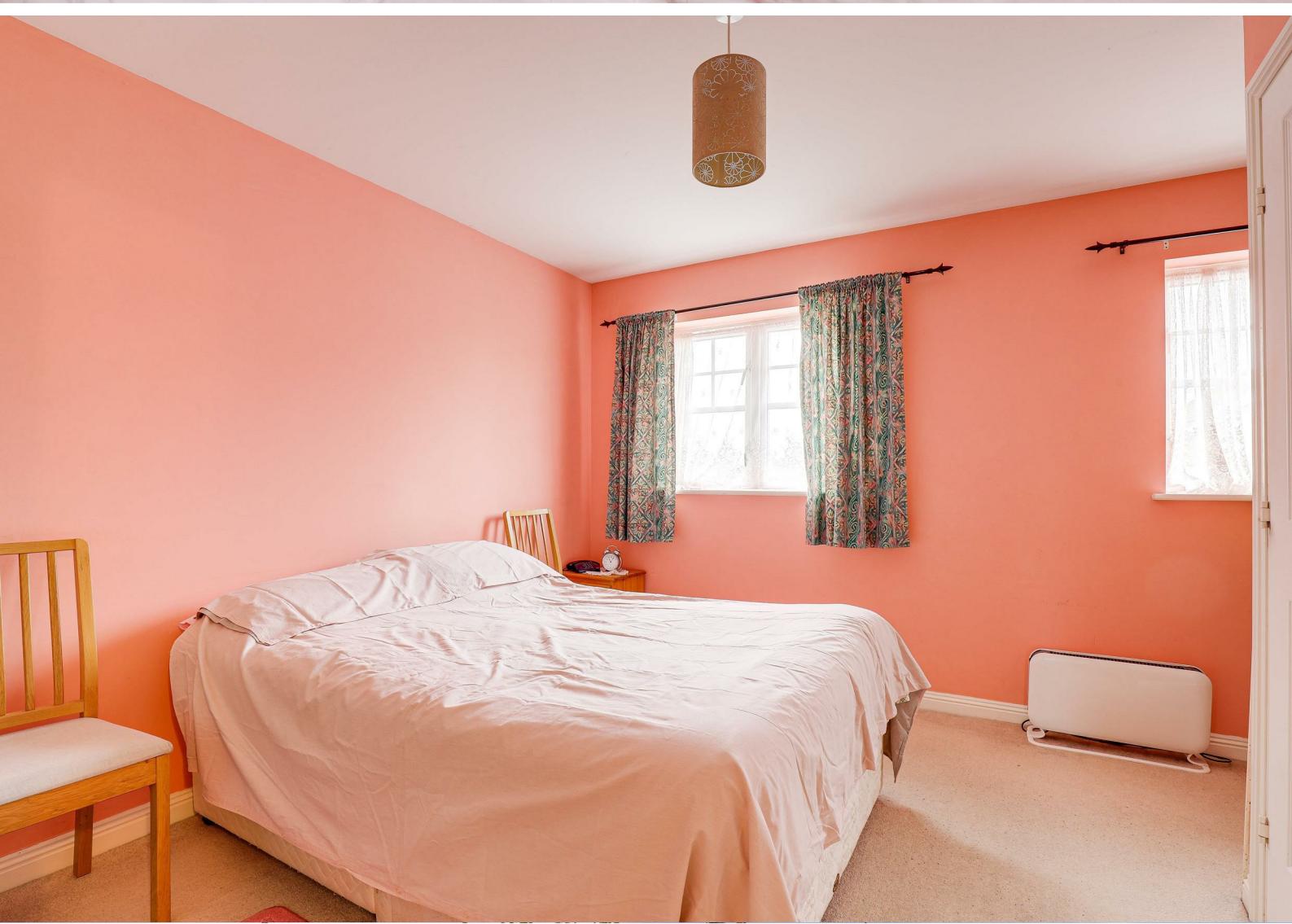
We are pleased to offer this mid-terraced house, perfectly suited for a first-time buyer looking for a comfortable and convenient home. Situated just a short walk from Hucknall Leisure Centre, The Ranges Park, and the bustling Hucknall Town Centre, this property benefits from easy access to a range of shops, cafés, and local amenities. Upon entering, you are welcomed into an entrance hall that leads to a fitted kitchen at the front of the house. The spacious living room at the rear features doors that open out onto the garden, creating a lovely flow between indoor and outdoor spaces. Upstairs, there are two well-proportioned double bedrooms alongside a three-piece bathroom suite. Outside, the front of the property features courtesy lighting, a practical bin store, and a driveway providing off-street parking. The rear garden offers a paved patio area, a neat lawn, and a fenced boundary, providing a private outdoor space to relax or entertain.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Three-piece Bathroom Suite
- Enclosed Rear Garden
- Cul-De-Sac Location
- Excellent Transport Links
- Ideal First Time Buyer
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'1" x 10'5" (1.87m x 3.19m)

The entrance hall has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Kitchen

10'5" x 6'5" (3.18m x 1.98m)

The kitchen has a range of fitted base and wall units with worktops and breakfast bar, a sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob, space for a fridge freezer, space and plumbing for a washing machine, a radiator, tiled splashback, vinyl flooring, and a UPVC double glazed bay window to the front elevation.

Living Room

13'5" x 12'11" (4.09m x 3.94m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, a radiator, a feature fireplace with a decorative surround, carpeted flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

7'2" x 4'1" (2.18m x 1.24m)

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

Master Bedroom

12'5" x 10'7" (3.79m x 3.25m)

The main bedroom has a two UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, a fitted wardrobe, and carpeted flooring.

Bedroom Two

7'9" x 11'2" (2.38m x 3.42m)

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

Bathroom

4'10" x 8'9" (1.47m x 2.67m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, a singular recessed spotlight, partially tiled walls, and carpeted flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a bin store, and a driveway for two cars

Rear

To the rear of the property, is a patio area, a lawn, and a fence panelled 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 & 5G - Some coverage of 3G

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

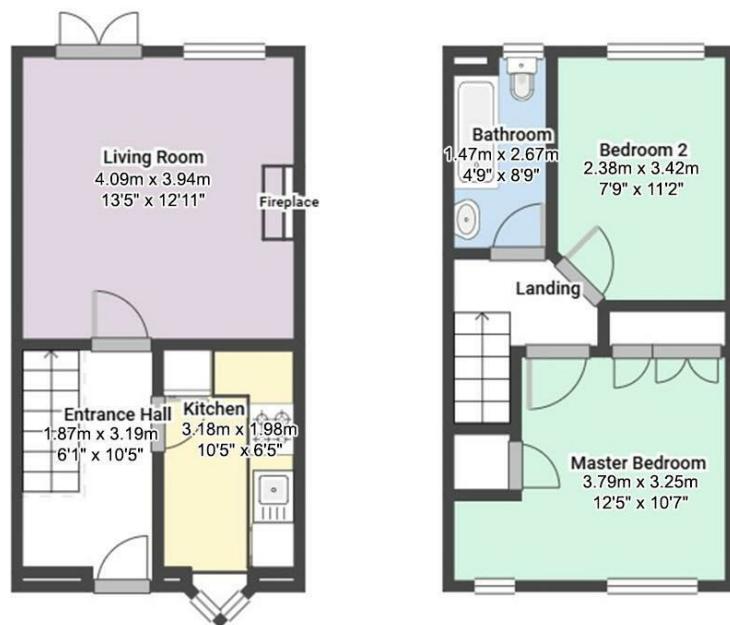
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property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

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			
England & Wales		EU Directive 2002/91/EC	

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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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Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.