

HoldenCopley

PREPARE TO BE MOVED

Barbara Square, Hucknall, Nottinghamshire NG15 8AP

Guide Price £200,000 - £210,000

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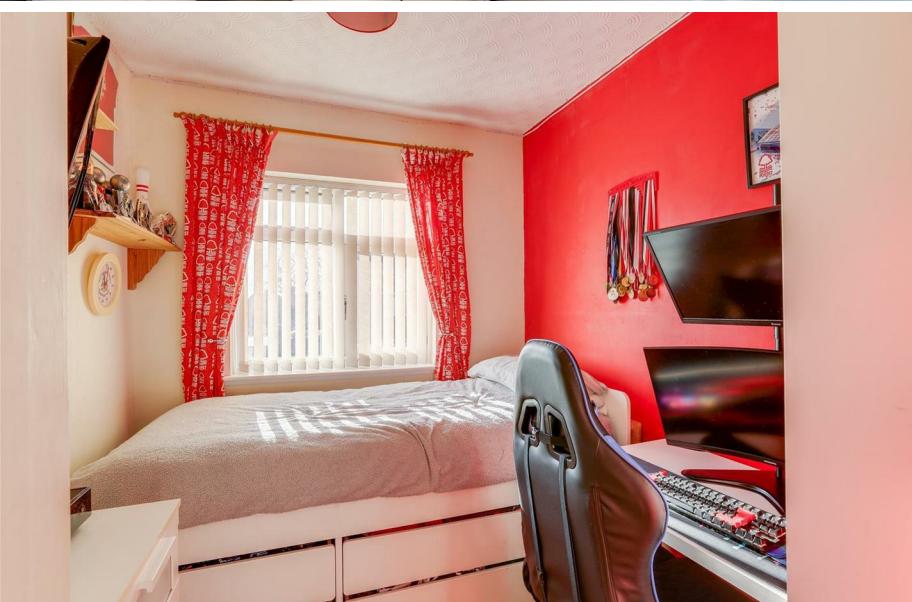
GUIDE PRICE £200,000 - £210,000

IDEAL FIRST TIME BUY...

This well-presented three-bedroom semi-detached home is located in Hucknall, a popular and well-connected area offering excellent access to Nottingham City Centre, local shops, schools and transport links, including tram and road connections. The location is ideal for buyers looking for everyday convenience. To the ground floor, the accommodation comprises an entrance hall with useful storage, an open-plan dining room with a bow window to the front, and a spacious living room featuring a wall-mounted fireplace and French doors opening into the conservatory. The conservatory provides a versatile additional reception space with direct access out to the rear garden. Completing the ground floor is a contemporary fitted kitchen with shaker-style units, integrated cooking appliances and a breakfast bar, perfect for everyday living. Upstairs, there are three well-proportioned bedrooms, all benefitting from built-in storage, serviced by a modern three-piece bathroom suite. The landing also provides access to a boarded loft with lighting, offering excellent additional storage. Outside, the property continues to impress with off-street parking to the front and a private enclosed rear garden featuring a paved seating area and lawn. A real bonus is the range of outdoor spaces, including an external W/C, utility room and separate storage room – all with power and lighting.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With A Feature Fireplace
- Open Access Dining Room
- Conservatory
- Contemporary Fitted Kitchen With Breakfast Bar
- Three Piece Bathroom Suite
- Ample Storage Space
- Garden With Outdoor W/C, Utility & Storage Space
- Off-Street Parking





GROUND FLOOR

Entrance Hall

11'5" x 6'0" (max) (3.49m x 1.83m (max))

The entrance hall has carpeted flooring and stairs, understairs flooring, a radiator, a built-in base unit, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

Dining Room

11'10" x 9'7" (max) (3.63m x 2.94m (max))

The dining room has wood-effect flooring, a radiator, a UPVC double-glazed bow window to the front elevation, and open access to the living room.

Living Room

15'4" x 10'10" (max) (4.68m x 3.32m (max))

The living room has wood-effect flooring, a radiator, a wall-mounted fireplace, and double French doors leading into the conservatory.

Conservatory

8'11" x 7'10" (2.74m x 2.40m)

The conservatory has tiled flooring, a radiator, an insulated roof allowing for year-round usage, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Kitchen

12'2" x 6'9" (max) (3.72m x 2.07m (max))

The kitchen has a range of fitted shaker-style base and wall units with wood-effect rolled-edge worktops and a breakfast bar a stainless steel sink with a movable mixer tap and a drainer, an integrated oven with an electric hob and an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

8'10" x 6'11" (max) (2.70m x 2.11m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a built-in airing cupboard, access to the boarded loft with lighting via a dropdown ladder.

Master Bedroom

13'5" x 10'6" (4.09m x 3.21m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes - some with mirrored doors, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'7" x 10'11" (max) (3.55m x 3.34 (max))

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

Bedroom Three

10'4" x 7'5" (max) (3.17m x 2.27m (max))

The third bedroom has carpeted flooring, a radiator, two built-in cupboards, and a UPVC double-glazed window to the front elevation.

Bathroom

6'11" x 5'6" (2.11m x 1.69m)

The bathroom has a low level flush W/C, a vanity style wash basin, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Outdoor W/C

5'10" x 2'7" (1.80m x 0.81m)

This space has a low level flush W/C, wood-effect panelled walls, lighting and electricity, and a UPVC double-glazed window to the front elevation.

Outdoor Utility Room

6'5" x 2'8" (1.97m x 0.82m)

The outdoor utility room has space for a tumble dryer and an additional undercounter appliance, lighting and electricity, and wood-effect panelled walls.

Outdoor Storage

7'11" x 5'11" (2.43m x 1.82m)

The outdoor storage space has wood-effect panelled walls, lighting and electricity, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved seating area, a lawn, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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 licence 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		EU Directive 2002/91/EC



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.

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