

HoldenCopley

PREPARE TO BE MOVED

Watnall Road, Hucknall, Nottinghamshire NG15 7LE

£150,000

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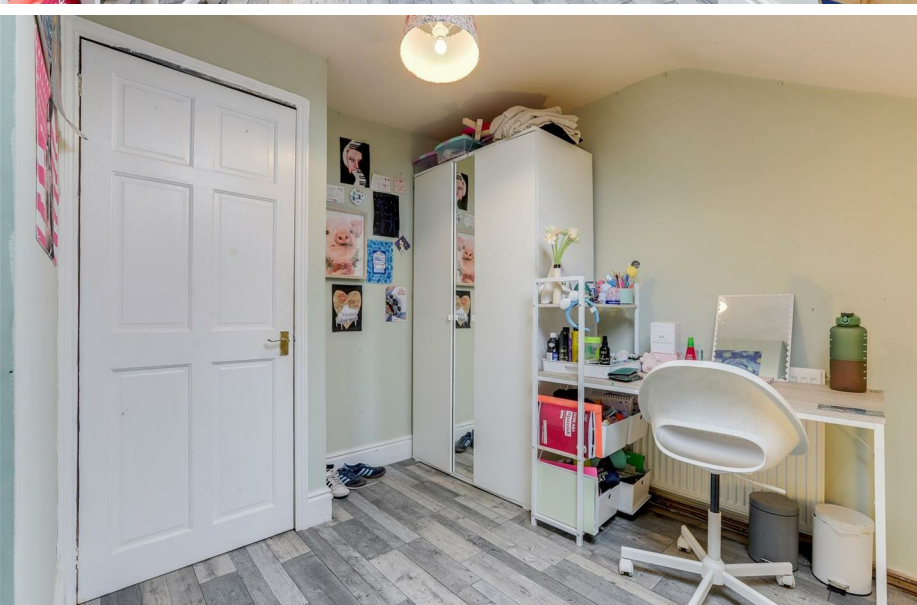
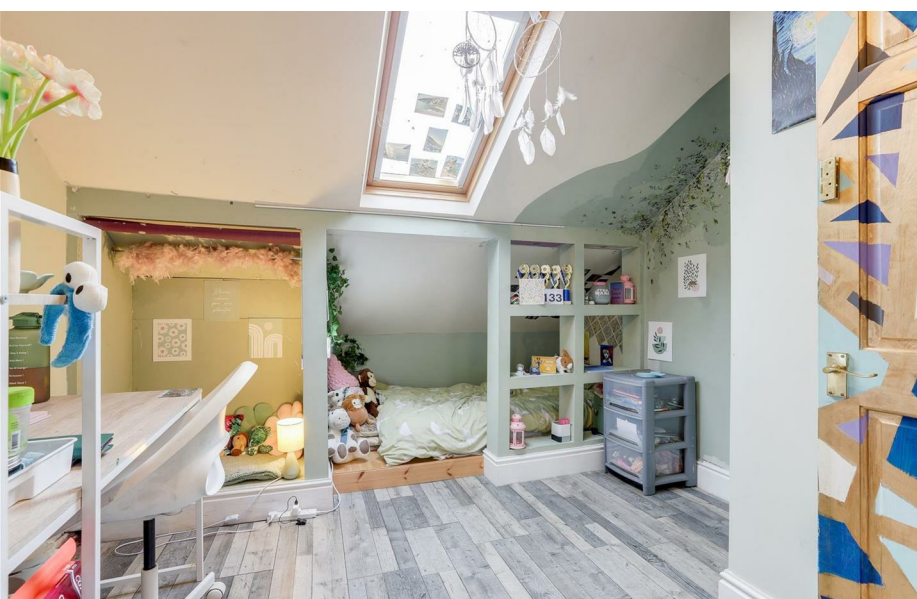


IDEAL FIRST TIME PURCHASE...

This well-presented three bedroom Victorian mid-terrace house is bursting with character and offers spacious accommodation across three floors — perfect for a range of buyers including first-time purchasers, professionals, or families seeking a stylish yet practical home. Situated within easy reach of Hucknall Town Centre, local schools, shops, and excellent transport links including tram and train services. The property opens into a living room with a feature fireplace, wood-effect flooring, and a front-facing window. A dining room follows, offering space for a family dining area and access to the fitted kitchen, which includes a range of base and wall units, an integrated oven and hob, and a door leading to the rear garden. A cellar provides useful storage and potential for further use. The first floor comprises a spacious master bedroom and a large four-piece bathroom suite with a bath, separate shower enclosure, vanity wash basin, and low level W/C. The top floor offers two additional double bedrooms, one with a Velux window and the other with built-in storage. To the front is a courtyard-style garden with stone boundaries. To the rear is a low-maintenance paved garden, an outside storage area, and a gated driveway providing off-street parking.

MUST BE VIEWED





- Victorian Mid Terrace House
- Three Double Bedrooms
- Living Room With Feature Fireplace
- Dining Room & Fitted Kitchen
- Spans Over Three Storeys
- Large Four Piece Bathroom Suite
- Basement Level Cellar
- Low Maintenance Garden
- Gated Rear Driveway
- Must Be Viewed





GROUND FLOOR

Living Room

12'2" x 11'11" (max) (3.73m x 3.64m (max))

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

Corridor

2'10" x 2'9" (0.88m x 0.86m)

The corridor has wood-effect flooring, access to the cellar, coving to the ceiling, and open access to the to the dining room.

Dining Room

12'0" x 11'10" (max) (3.67m x 3.62m (max))

The dining room has wood-effect flooring, a radiator, a picture rail, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and open access to the kitchen.

Kitchen

9'0" x 5'10" (2.75m x 1.78m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a mixer tap and drainer, an integrated oven and gas hob with a stainless steel extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, tiled walls, coving to the ceiling, wooden beams to the ceiling, recessed spotlights, a UPVC double-glazed window to the side elevation, and a UPVC door leading out to the rear garden.

Outside Storage

8'10" x 5'9" (2.70m x 1.77m)

The storage room has lighting, a window, and ample storage space.

BASEMENT LEVEL

Cellar

15'7" x 12'0" (max) (4.76m x 3.67m (max))

The cellar has lighting, electricity, a window, brick flooring and walls, and ample storage space.

FIRST FLOOR

Landing

11'11" x 6'0" (max) (3.64m x 1.84m (max))

The landing has wood-effect flooring and stairs, a built-in bookshelf, coving to the ceiling, and access to the first floor accommodation.

Master Bedroom

12'1" x 11'10" (max) (3.69m x 3.63m (max))

The main bedroom has wood-effect flooring, a radiator, a built-in open storage cupboard, a panelled ceiling, and a UPVC double-glazed window to the front elevation.

Bathroom

11'6" x 8'7" (max) (3.53m x 2.63m (max))

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring and walls, a chrome heated towel rail, a built-in storage cupboard, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

6'9" x 6'0" (max) (2.06m x 1.85m (max))

The upper landing has wood-effect flooring and access to the second floor accommodation.

Bedroom Two

13'6" x 10'8" (max) (4.13m x 3.26m (max))

The second bedroom has wood-effect flooring and a Velux window.

Bedroom Three

11'8" x 10'8" (max) (3.56m x 3.26m (max))

The third bedroom has wood-effect flooring, a radiator, a built-in open storage cupboard, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a courtyard style garden with stone boundaries.

Rear

To the rear of the property is a low maintenance garden with a paved patio seating area, a gated driveway, and boundaries made up of fence panelling and brick wall.

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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

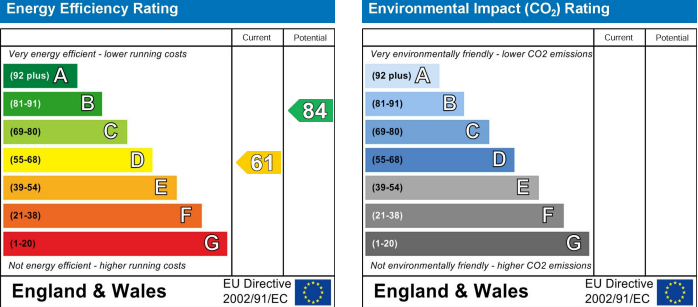
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

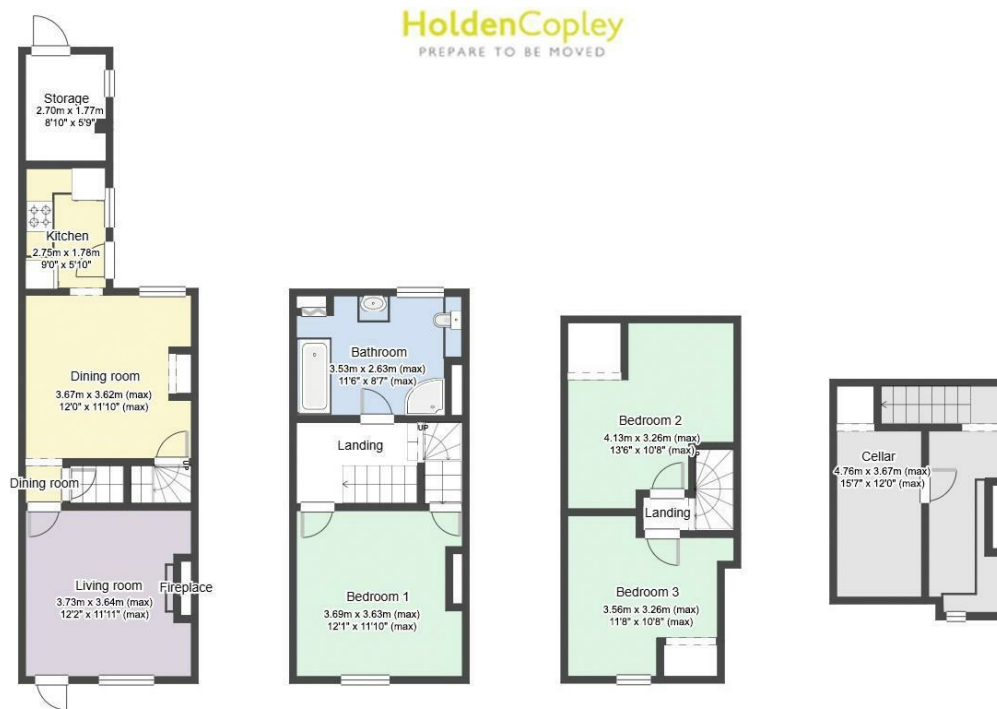
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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



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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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