

HoldenCopley

PREPARE TO BE MOVED

St. Marys Way, Hucknall, Nottinghamshire NG15 7DL

Guide Price £130,000 - £140,000

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NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom ground floor maisonette is an ideal home for a variety of buyers, including first-time purchasers, downsizers, or investors. Nestled in a popular and convenient location, the property benefits from a wide range of local amenities and excellent transport links providing easy access into Nottingham City Centre. Upon entering, you're welcomed by a hallway that leads into a spacious reception room, perfect for both relaxing and dining. The fitted kitchen caters to all your culinary needs, while two well-proportioned double bedrooms offer comfortable and versatile living space. A stylish bathroom completes the interior. Externally, the property boasts a driveway providing off-road parking and an established garden featuring a well-kept lawn, mature plants, and shrubs, creating a peaceful outdoor retreat.

MUST BE VIEWED!



- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Stylish Bathroom
- Driveway
- Established Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

ACCOMMODATION

Entrance Porch

2'11" x 2'9" (0.90m x 0.86m)

The porch has a single UPVC door providing access into the accommodation.



Hallway

12'2" x 3'11" (3.73m x 1.20m)

The hallway has carpeted flooring, a radiator, an in-built storage cupboard and a single door providing access from the porch.



Lounge Diner

15'10" max x 14'6" (4.83m max x 4.42m)

The lounge diner has carpeted flooring, a radiator, ceiling coving, a feature fireplace, an in-built storage cupboard and a double-glazed window to the front elevation.

Kitchen

8'10" max x 8'4" (2.71m max x 2.56m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven & a hob, a wall-mounted boiler, partially tiled walls, a radiator, vinyl flooring and two UPVC double-glazed windows to the front and side elevations.

Master Bedroom

12'11" x 8'11" (3.94m x 2.72m)

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



Bedroom Two

12'10" x 8'4" (3.93m x 2.56m)

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

Shower Room

6'10" x 5'4" (2.09m x 1.64m)

The shower room has a low level dual flush W/C, a pedestal wash basin, a walk-in shower fixture with an electric shower fixture, a heated towel rail, tiled flooring, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a block-paved driveway providing off-road parking, a lawn, established plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – 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 Leasehold.

Term: 189 years from 29th September 1967 Term remaining 131 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

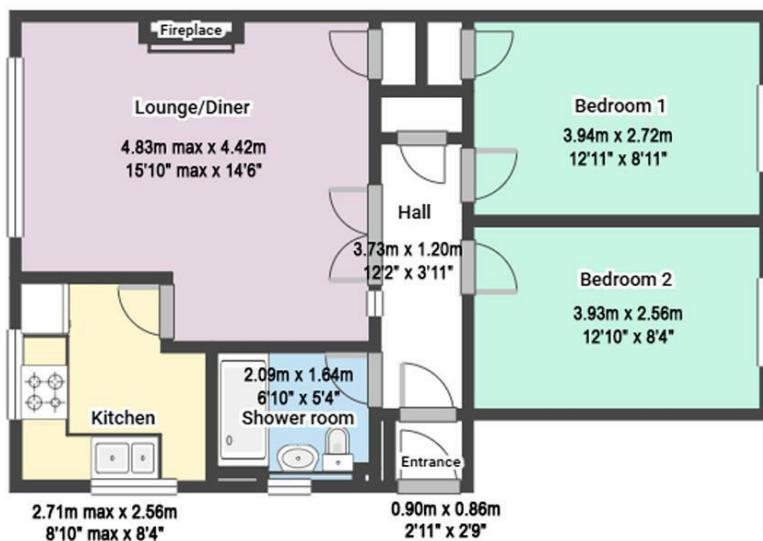
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommend 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.





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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