

# HoldenCopley

PREPARE TO BE MOVED

Claremont Avenue, Hucknall, Nottinghamshire NG15 6EE

---

£240,000



Claremont Avenue, Hucknall, Nottinghamshire NG15 6EE





GUIDE PRICE £240,000 - £250,000

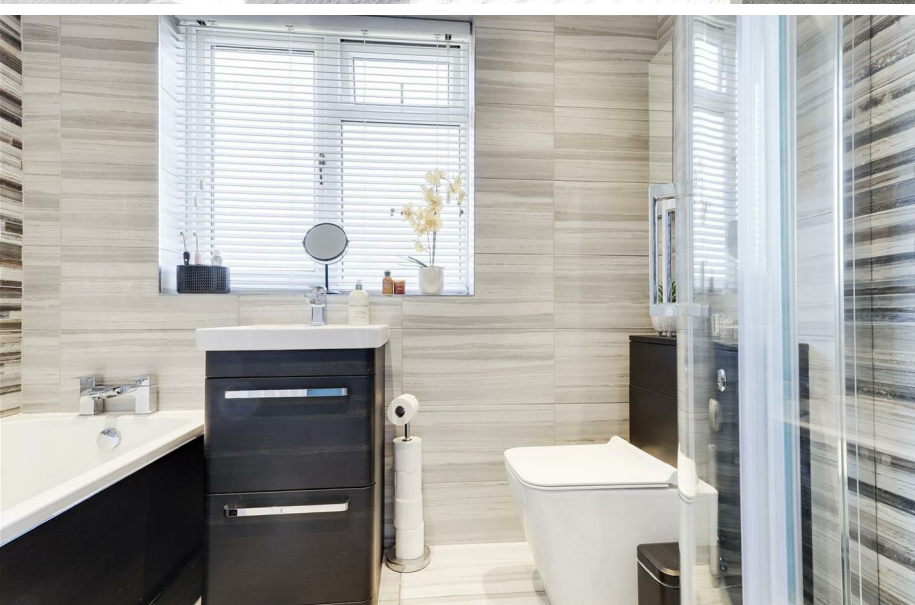
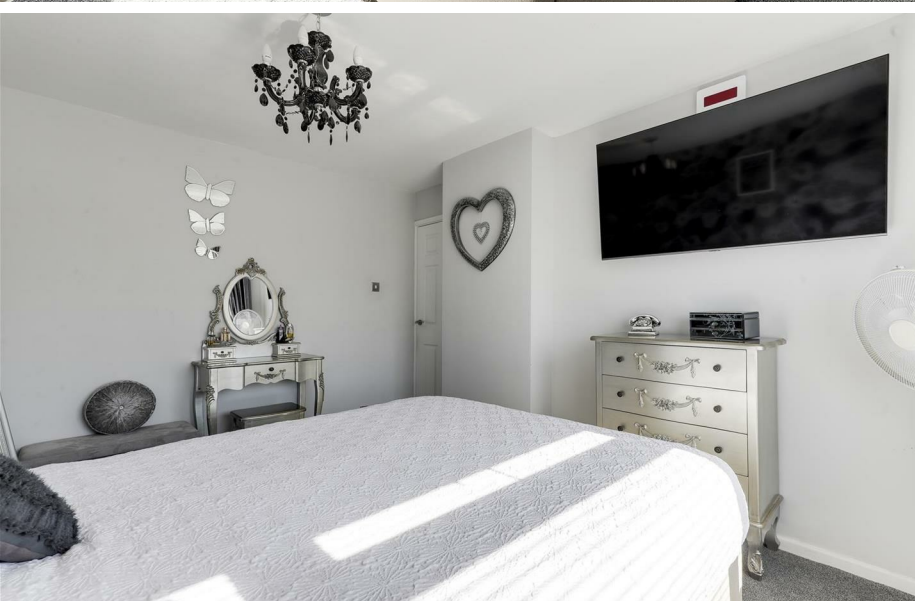
### BEAUTIFULLY PRESENTED FAMILY HOME...

Situated in a residential cul-de-sac location, in the popular area of Hucknall, this three bedroom semi-detached home is ideal for any growing family looking to put down their roots and find their forever home, as well as investors looking for a great opportunity to expand their portfolio, and even first time buyers looking for a long-term home they can grow into. The property is conveniently located close to a range of local amenities such as shops, schools, Titchfield Park, as well as benefiting from excellent transport links such as Hucknall Tram Station and Hucknall Train Station. Internally, the ground floor of the home offers an inviting hallway with a cloak room, a modern fitted kitchen/diner with a utility nook - the perfect place for family cooking and casual dining, open access to the living room with a feature log burner, and access through to the bright and airy conservatory. Upstairs, the first floor is home to three very well-proportioned bedrooms, serviced by a stylish, modern four-piece bathroom suite. Externally, the front of the home offers a block-paved driveway providing off-street parking for up to five cars, and access to the large garage with a mechanic's pit. The rear of the home offers a well-presented garden with a paved patio seating area, a lawn, and a convenient shed - the perfect place to enjoy the sun & entertain guests!

### MUST BE VIEWED







- Semi-Detached House
- Three Well-Proportioned Bedrooms
- Living Room With A Feature Log Burner
- Spacious Kitchen/Diner With Utility Nook
- Bright & Airy Conservatory
- Four Piece Bathroom Suite
- Well-Presented Garden
- Large Garage With Mechanic's Pit
- Off-Street Parking For Five Cars
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7\*7" x 6\*7" (2.33 x 2.03)

The entrance hall has carpeted flooring and stairs, a radiator, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

Cloak Room

6\*5" x 3\*0" (1.96 x 0.93)

The cloak room has ample storage space and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

22\*11" x 8\*6" (7.01 x 2.61)

The kitchen/diner has a range of fitted shaker style base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and a drainer, an integrated oven and gas hob with a stainless steel splashback and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine and tumble dryer, wood-effect flooring, partially tiled walls, two radiators, a circular stained glass window to the front elevation, a UPVC double-glazed window to the side elevation, sliding doors leading out to the rear garden, and open access into the living room.

Living Room

16\*2" x 10\*11" (4.93 x 3.33)

The living room has carpeted flooring, a feature log burner in a recessed chimney breast alcove with a wooden mantel and a hearth, a TV-point, a radiator, and sliding doors leading into the conservatory.

Conservatory

11\*0" x 9\*4" (3.37 x 2.85)

The conservatory has wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

8\*7" x 2\*11" & 11\*4" x 2\*8" (2.62 x 0.90 & 3.47 x 0.83)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12\*11" x 10\*4" (3.94 x 3.15)

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

Bedroom Two

10\*9" x 9\*9" (3.29 x 2.98)

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

Bedroom Three

9\*1" x 8\*6" (2.77 x 2.61)

The third bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7\*9" x 5\*5" (2.37 x 1.66)

The bathroom has a concealed low level flush W/C, a vanity-style wash basin with a mixer tap, a panelled bath with a mixer tap, a shower enclosure with a wall-mounted overhead and handheld shower fixture, tiled flooring and walls, a heated towel rail, a wall-mounted electric heater, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a large block paved driveway providing access for up to five cars, access to the garage, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a shed, planted borders, 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)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- 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 B

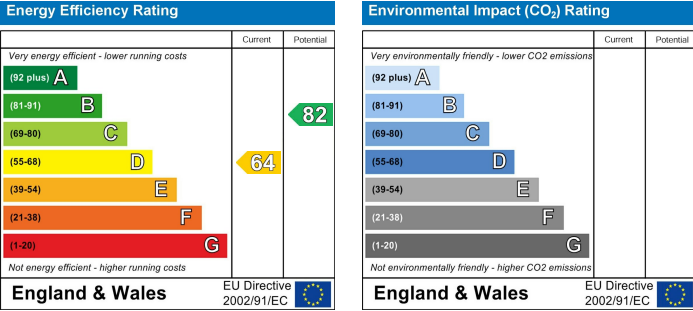
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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 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.

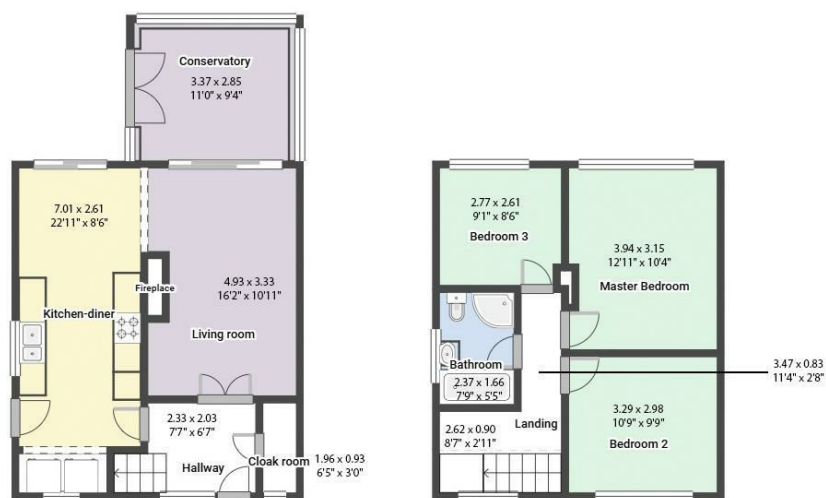
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





# Claremont Avenue, Hucknall, Nottinghamshire NG15 6EE

**HoldenCopley**  
PREPARE TO BE MOVED



## 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.  
© HoldenCopley

## 01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.