

# HoldenCopley

PREPARE TO BE MOVED

Albert Close, Hucknall, Nottinghamshire NG15 7UZ

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£160,000

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## AFFORDABLE HOME WITH NO UPWARD CHAIN...

This two-bedroom end-terraced house, offered with no upward chain, is perfect for first-time buyers seeking a modern and low-maintenance home. On the ground floor, the entrance hall leads to a modern kitchen designed for all your culinary needs. The spacious reception room provides ample space for both relaxing and dining, while a convenient ground floor W/C adds practicality to the layout. Upstairs, the property features two double bedrooms and a three-piece bathroom suite. Outside, the front of the property provides off-road parking for two vehicles. The rear garden is south-facing, designed for easy maintenance, and includes multiple patio seating areas, perfect for enjoying the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Off-Road Parking
- South-Facing Rear Garden
- Section 106
- Popular Location





## GROUND FLOOR

### Entrance Hall

9'8" x 3'3" (2.95m x 1.01m)

The entrance hall has Amtico LVT flooring, carpeted stairs, a radiator and a single door providing access into the accommodation.

### Kitchen

5'2" x 11'6" (1.60m x 3.51m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan. Space and plumbing for a washing machine, recessed spotlights, Amtico LVT flooring and a UPVC double-glazed window to the front elevation.

### Living Room

12'5" x 15'11" (3.79m x 4.86m)

The living room has carpeted flooring, two radiators, an in-built storage cupboard and double French doors opening out to the rear garden.

### W/C

3'1" x 5'5" (0.96m x 1.66m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, recessed spotlights, Amtico LVT flooring and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

6'6" x 6'6" (1.99m x 1.99m)

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

### Master Bedroom

9'3" x 12'11" (2.82m x 3.96m)

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

### Bedroom Two

8'8" x 12'5" (2.65m x 3.79m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front elevation.

### Bathroom

5'9" x 6'5" (1.76m x 1.98m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, recessed spotlights, an extractor fan and Amtico LVT flooring.

## OUTSIDE

### Front

To the front of the property is access to off-road parking for two cars, gated access to the rear garden, courtesy lighting and plants and shrubs.

### Rear

To the rear is an enclosed low-maintenance south-facing garden with a paved patio area, a gravel patio area, a decked seating area, a workshop/shed, a wall-mounted awning, and fence panelling boundaries.

### 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

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.

## 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 Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Section 106 - The purchase price is 80% of the open market value, the buyer will own 100% of the freehold with no additional charges, the 20% discount will need to be preserved and passed on to future buyers.

Other Material Issues – No

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		83
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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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