

HoldenCopley

PREPARE TO BE MOVED

Porchester Close, Hucknall, Nottinghamshire NG15 7UB

Guide Price £160,000

Porchester Close, Hucknall, Nottinghamshire NG15 7UB



GUIDE PRICE £160,000 - £180,000

NO UPWARD CHAIN...

Nestled in a quiet cul-de-sac within a popular location, this three-bedroom end-terraced house beckons with ample space and promising potential. Offered to the market with no upward chain, it presents an enticing opportunity for immediate occupancy, inviting you to simply drop your bags and settle in. Conveniently positioned just moments away from Hucknall Train Station and Hucknall High Street, as well as reputable schools, this home ensures both accessibility and convenience. Upon entry, a welcoming porch leads into the spacious entrance hall. The ground floor unfolds seamlessly, revealing a light-filled living room open-plan to a dining area, ideal for both relaxed evenings and entertaining guests, along with a modern fitted kitchen. Ascending to the first floor, three well-proportioned bedrooms await, offering comfortable accommodation for the entire family. These bedrooms are served by a conveniently located bathroom suite, ensuring practicality and comfort. Outside, the property boasts a front garden with a driveway and garage to the side, providing ample parking space. To the rear, a low-maintenance south-facing garden offers a tranquil retreat, perfect for enjoying the outdoors in privacy.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- South-Facing Garden
- Off-Road Parking & Single Garage
- UPVC Double-Glazing Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

The porch has UPVC double-glazed windows to the front and side elevation, wood-effect flooring, and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, and coving to the ceiling.

Living Room

14'5" x 11'2" (4.41m x 3.41m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, two radiators, an in-built under stair cupboard, a feature fireplace with a decorative surround, and an open arch into the dining room.

Dining Room

9'6" x 7'8" (2.90m x 2.34m)

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

Kitchen

9'6" x 5'11" (2.91m x 1.82m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, wood-effect flooring, tiled splashback, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'8" x 7'8" (3.58m x 2.35m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a fitted wardrobes with overhead storage cupboards.

Bedroom Two

12'0" x 7'8" (3.66m x 2.36m)

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

Bedroom Three

6'7" x 6'1" (2.01m x 1.86m)

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

Bathroom

6'5" x 6'0" (1.98m x 1.83m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a chrome heated towel rail, a radiator, fully tiled walls, vinyl flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, a patio pathway, fence panelling, off-road parking, and access into the single garage to the side.

Rear

To the rear of the property is a private enclosed south-facing garden with patio, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All voice & 3G, some 3G & 5G available

Sewage – Mains Supply - TBC

Flood Risk – No flooding in the past 5 years

Medium 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.

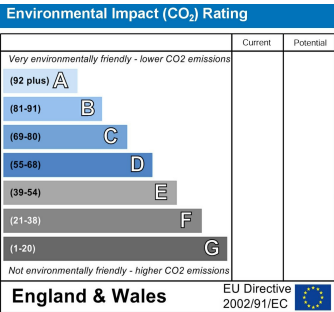
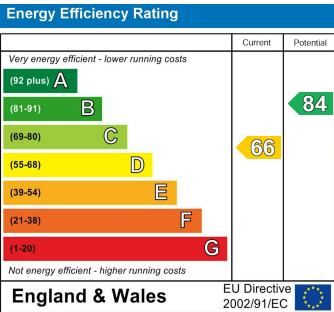
The vendor has advised the following:

Property Tenure is Freehold

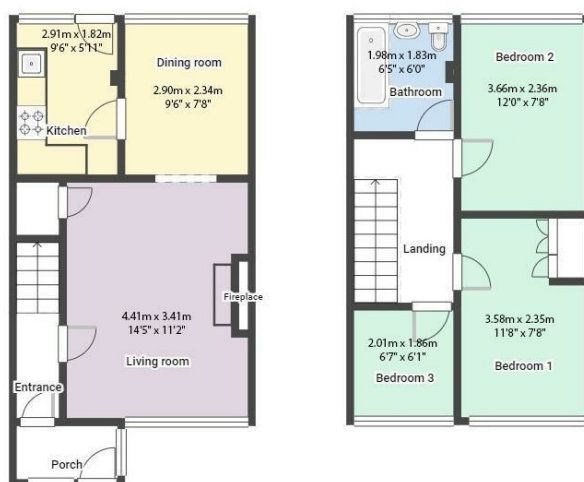
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Porchester Close, Hucknall, Nottinghamshire NG15 7UB



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

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.