



Co-Operative Avenue  
Hucknall Nottingham





# Co-Operative Avenue Hucknall Nottingham NG15 7AJ

for sale guide price  
**£135,000**



## Property Description

Located close to Hucknall town centre and great public transport links is this traditional style terrace home which offers spacious accommodation. In brief the property comprises of lounge, dining room, fitted kitchen.

On the first floor there are two generously sized bedrooms and family bathroom, and on the top floor there is an attic room. The property also benefits from a rear garden.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

## Lounge

11' 2" x 11' 1" Plus recess ( 3.40m x 3.38m Plus recess )

Accessed via composite entrance door leading into the lounge where there is bay window to the front elevation, wooden flooring, a radiator and access to the dining room

## Dining Room

12' 1" x 12' 3" ( 3.68m x 3.73m )

Having window to the rear elevation and a radiator.

## Kitchen

11' Max x 6' 2" Max ( 3.35m Max x 1.88m Max )

Having gas hob with extractor over, electric oven, wall and base units with work surfaces over, space for fridge, inset sink, two windows to the side elevation, a radiator and door to the rear elevation, plumbing for washing machine and space for tumble dryer.

## First Floor Landing

Having a radiator and doors off to:-

## Bedroom One

.13' 6" x 11' 1" ( 4.11m x 3.38m )

Having window to the front elevation and a radiator

## Bedroom Two

9' 5" x 11' 8" ( 2.87m x 3.56m )

Having a radiator and window to the rear elevation.

## Bathroom

Having a P-shaped bath with mains fed shower over, chrome heated towel rail, low level W.C, obscured window to the rear elevation, extractor, vanity wash hand basin, spot lighting and storage cupboard.

## Loft Room

14' 9" Max x 14' 9" Max ( 4.50m Max x 4.50m Max )

Having window to the rear elevation and a radiator.

## Outside

To the rear there is a paved patio area and lawn

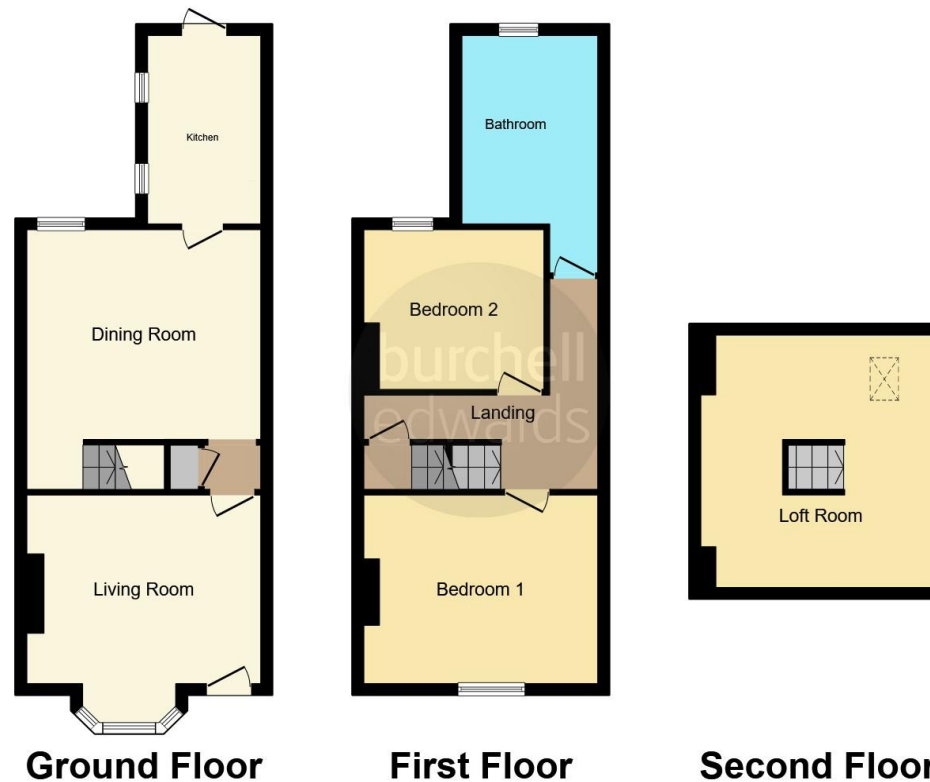












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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