

# HoldenCopley

PREPARE TO BE MOVED

Graingers Terrace, Hucknall, Nottinghamshire NG15 7RG

---

**Guide Price £150,000**

Graingers Terrace, Hucknall, Nottinghamshire NG15 7RG





GUIDE PRICE: £150,000 - £160,000

### MID TERRACED HOUSE...

Just a stone's throw away from Titchfield Park, this mid-terraced house presents an enticing opportunity in the heart of Hucknall. Boasting a prime location, Hucknall town centre beckons with its plethora of shops and eateries, merely a short drive away. Commuters will appreciate the excellent transport links via tram, train, bus, or car, facilitating seamless travel experiences. Ideal for a diverse range of buyers, this well-maintained residence exudes warmth and comfort throughout its interior. Step inside to discover a generously proportioned living space seamlessly connected to a fitted kitchen, complete with convenient access to the cellar for additional storage. Ascend to the first floor, where two bedrooms await, accompanied by a three-piece bathroom suite. Beyond the confines of the house, the property extends its appeal with off-street parking at the front, ensuring convenience for residents and guests alike. Venture to the rear to uncover an enclosed garden, featuring a patio area, with courtesy lighting, a gravelled area, and a planted border with established trees. Ensuring privacy and security, a fence-panelled boundary encloses the garden, while gated access provides ease of entry.

MUST BE VIEWED







- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed











## GROUND FLOOR

### Living Room

12\*9" x 11\*3" (3.90m x 3.43m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a decorative surround and marble hearth, two in-built base cupboards, a dado rail, coving to the ceiling, a radiator, carpeted flooring, and a UPVC door providing access into the accommodation.

### Kitchen

11\*1" x 9\*8" (3.40m x 2.96m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space for a dining table, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

## BASEMENT

### Cellar

11\*1" x 9\*11" (3.39m x 3.03m)

The cellar has space for an under counter freezer, lighting, a radiator, and ample storage space.

## FIRST FLOOR

### Landing

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

### Bedroom One

11\*1" x 9\*9" (3.40m x 2.99m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, coving to the ceiling, a dado rail, a wrought iron feature fireplace, and carpeted flooring.

### Bedroom Two

11\*2" x 7\*6" (3.41m x 2.29m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

### Bathroom

7\*11" x 4\*6" (2.43m x 1.38m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is off-street parking.

### Rear

To the rear of the property is an enclosed garden with a patio area, courtesy lighting, gravelled area, planted border with established trees, fence panelled boundary, and gated access.

## DICLAIMER

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.

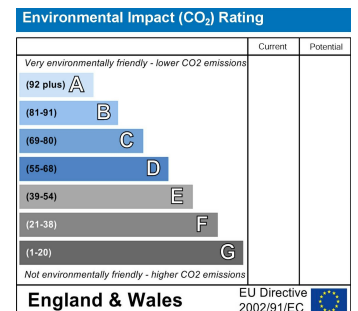
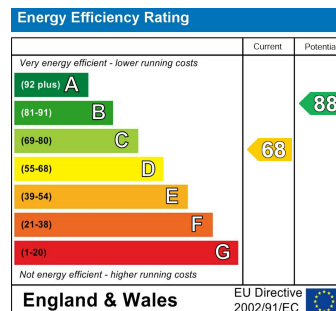
The vendor has advised the following:

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.





# Graingers Terrace, Hucknall, Nottinghamshire NG15 7RG

**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**

**hucknaloffice@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.