

# HoldenCopley

PREPARE TO BE MOVED

Graingers Terrace, Hucknall, Nottinghamshire NG15 7RG

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## Offers In The Region Of

Graingers Terrace, Hucknall, Nottinghamshire NG15 7RG





GUIDE PRICE £150,000 - £170,000

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 benefits from a new damp proof course and exudes warmth and comfort throughout its interior with new double glazed windows in both bedrooms, new double glazed back door, and a new extractor fan in the bathroom and cellar. 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
- Allocated 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.

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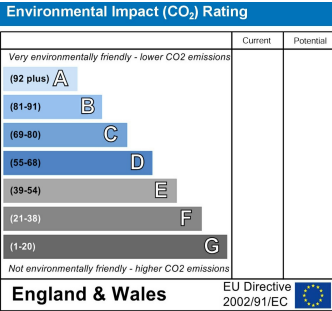
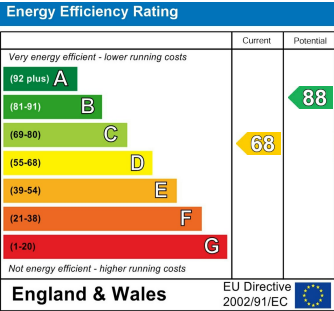
Council Tax Band Rating - Ashfield District Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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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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