

HoldenCopley

PREPARE TO BE MOVED

Viyella Mews, Hucknall, Nottinghamshire NG15 7NP

Guide Price £190,000 - £200,000

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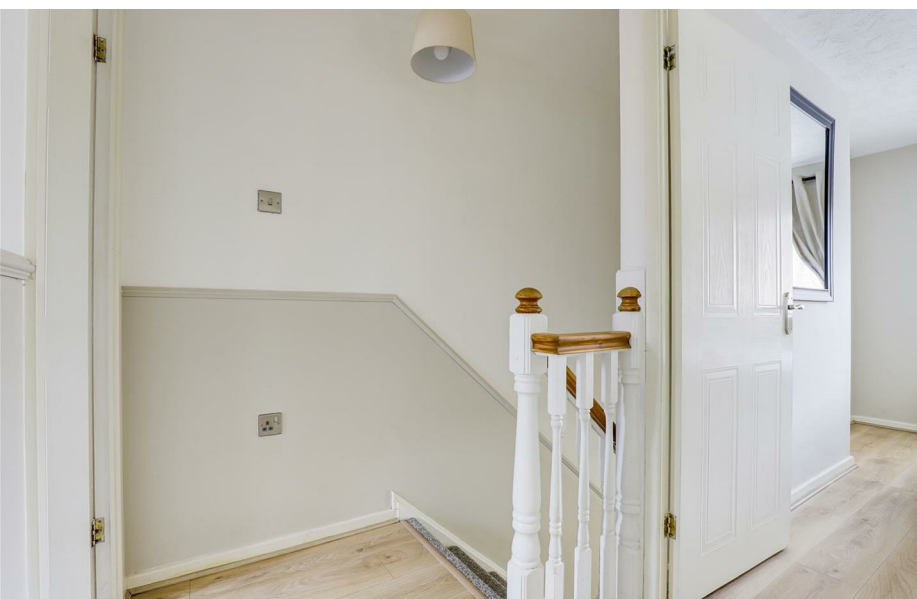
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END TERRACED...

Just moments away from the vibrant heart of Hucknall town centre, this end terrace house offers a perfect blend of convenience and comfort. Boasting an enviable location with easy access to an array of shops, eateries, schools, and excellent transport links including train, tram, bus, or car, this property promises a lifestyle of utmost convenience. Situated in close proximity to the scenic Titchfield Park and the adrenaline-fueled Titchfield Skate Park, it caters to both leisurely strolls and adventurous outings. Upon entering, you are greeted by an entrance hall leading to a well-appointed fitted kitchen, ideal for culinary endeavours. The spacious living room, adorned with double French doors, beckons relaxation and entertainment, while the adjoining conservatory bathes the space in natural light, creating a retreat. Ascending to the first floor, you will find two bedrooms offering comfortable sanctuaries for rest and rejuvenation, along with a modern three-piece bathroom suite for added convenience. Outside, the property boasts a driveway at the front, providing off-road parking, along with gated access to the rear. The low-maintenance rear garden features a block-paved patio area perfect for al fresco dining, a further seating area for relaxation, an artificial lawn for ease of upkeep, all enclosed by fence panelled boundaries offering privacy and security. Gated access completes the ensemble, ensuring both convenience and peace of mind.

MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Low-Maintenance Garden
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'10" x 3'8" (2.39m x 1.13m)

The entrance hall has wood-effect flooring, a radiator, and a composite door providing access into the accommodation.

Kitchen

7'9" x 7'9" (2.37m x 2.38m)

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, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, tiled splashback, vinyl flooring, and a UPVC double glazed window to the front elevation.

Living Room

16'9" x 11'9" (5.12m x 3.59m)

The living room has wood-effect flooring, carpeted stairs, a TV point, radiator, and double French doors opening out to the conservatory.

Conservatory

10'5" x 11'0" (3.19m x 3.36m)

The conservatory has wood-effect flooring, UPVC double glazed windows, a lantern-style roof, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

4'8" x 6'0" (1.44m x 1.83m)

The landing has wood-effect flooring, access into the partially boarded loft via a drop-down-ladder with lighting, and access to the first floor accommodation.

Master Bedroom

9'8" x 11'9" (2.97m x 3.59m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a double door in-built cupboard, and wood-effect flooring.

Bedroom Two

6'7" x 10'9" (2.02m x 3.29m)

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

Bathroom

7'10" x 4'9" (2.41m x 1.47m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, a rainfall shower head and a handheld shower head with a shower screen, a radiator, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear.

Rear

To the rear of the property is a low-maintained rear garden with a block paved patio area, a further seating area, an artificial lawn, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 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 – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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:

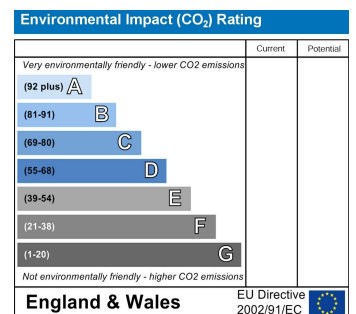
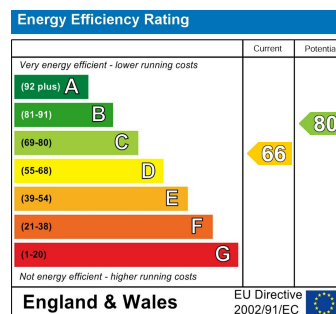
Property Tenure is Freehold

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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.

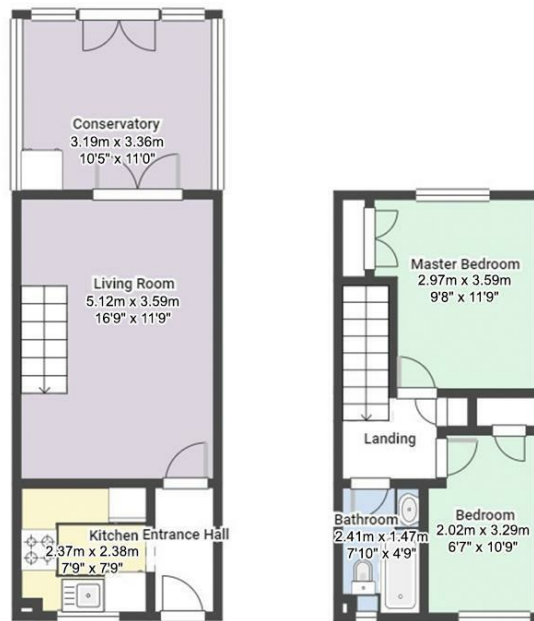
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Details are available upon request.



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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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