

# HoldenCopley

PREPARE TO BE MOVED

Bernard Avenue, Hucknall, Nottinghamshire NG15 8DH

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**Guide Price £240,000 - £250,000**

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NO UPWARD CHAIN...

Located in a sought-after area with seamless connectivity to various modes of transportation, this detached property presents an enticing opportunity for discerning buyers. Situated within close reach of Hucknall Cricket Club and the scenic expanse of The Ranges Park, this residence also boasts convenient access to Hucknall Town Centre, teeming with an array of local amenities. Upon entry, a porch leads to an entrance hall, setting the tone for the generous living space within. The ground floor showcases a living room and dining room, complemented by a fitted kitchen. A further hallway grants access to the rear garden, alongside a convenient three-piece shower room. Ascending to the first floor reveals two spacious double bedrooms, alongside a smaller third bedroom ideal for either an office or a child's retreat, all serviced by a three-piece bathroom suite. Beyond the interiors, the outdoor space features a front garden with established foliage and a driveway providing ample parking. The rear garden, enclosed for privacy, offers a patio area, lawn, and planted borders. Additional highlights include a shed for storage, an outside electric socket, and gated access, ensuring both security and convenience.

MUST BE VIEWED





- Detached House
- Three bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Shower Room
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Plenty Of Potential
- Must Be Viewed





## GROUND FLOOR

### Porch

5'3" x 6'1" (1.61m x 1.86m)

The porch has exposed concrete flooring, UPVC double glazed windows, and sliding patio doors providing access into the accommodation.

### Entrance Hall

The entrance hall has carpeted flooring, and a UPVC door providing access to the ground floor accommodation.

### Living Room

12'9" x 16'11" (3.91m x 5.17m)

The living room had a UPVC double glazed window to the front elevation, a radiator, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, two wall-mounted light fittings, and carpeted flooring.

### Dining Room

7'7" x 15'0" (2.32m x 4.59m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, recessed spotlights, and carpeted flooring.

### Rear Hall

The rear hall has carpeted flooring, access into the partially boarded loft, and a UPVC door providing access to the rear garden.

### Shower Room

4'2" x 9'3" (1.28m x 2.83m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, an extractor fan, partially tiled walls, and carpeted flooring.

### Kitchen

16'11" x 11'8" (5.18m x 3.56m)

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, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine, coving to the ceiling, a singular spotlight, two radiators, tiled splashback, vinyl and carpeted flooring, two UPVC double glazed windows to the rear elevation.

## FIRST FLOOR

### Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the partially boarded loft, and access to the first floor accommodation.

### Bedroom One

10'2" x 12'9" (3.12m x 3.89m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, two wall-mounted light fittings, and carpeted flooring.

### Bedroom Two

9'8" x 10'3" (2.96m x 3.13m)

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

### Bedroom Three

8'9" x 6'5" (2.67m x 1.96m)

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

### Bathroom

5'5" x 6'7" (1.66m x 2.02m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W.C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, partially tiled walls, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a small planted garden with established bushes,

plants and shrubs, a block paved area, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders with established bushes and plants, a shed, an outside electric socket, 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 C

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.

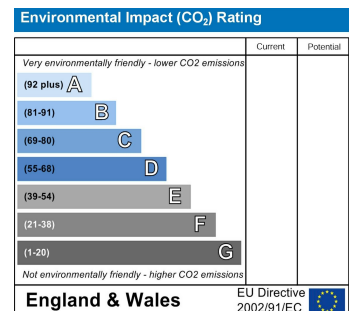
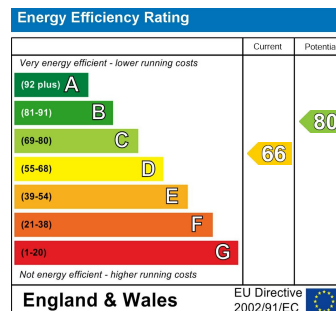
The vendor has advised the following:

Property Tenure is Freehold

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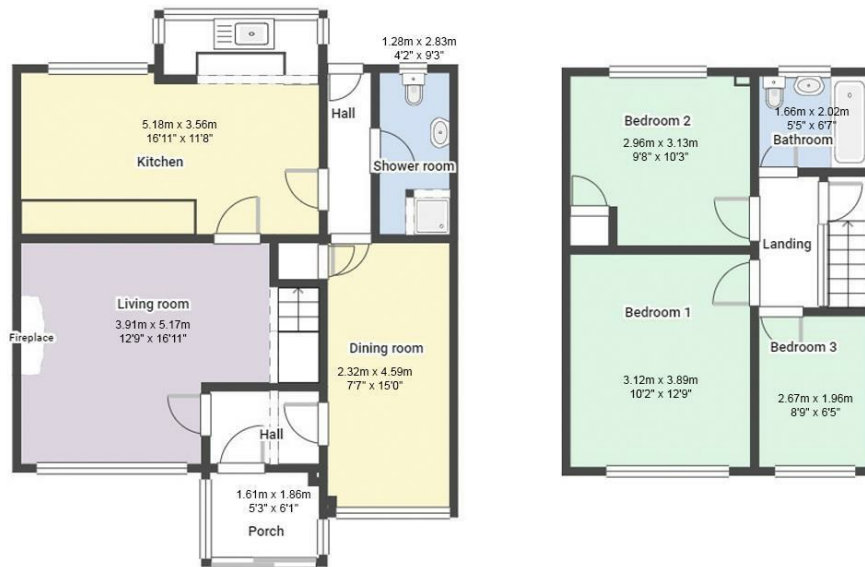
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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