

HoldenCopley

PREPARE TO BE MOVED

Linby Avenue, Hucknall, Nottinghamshire NG15 7TT

Guide Price £160,000

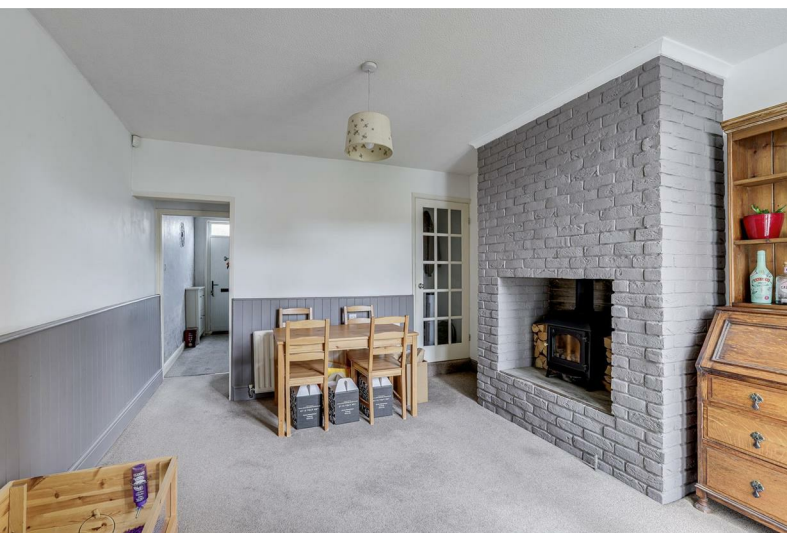
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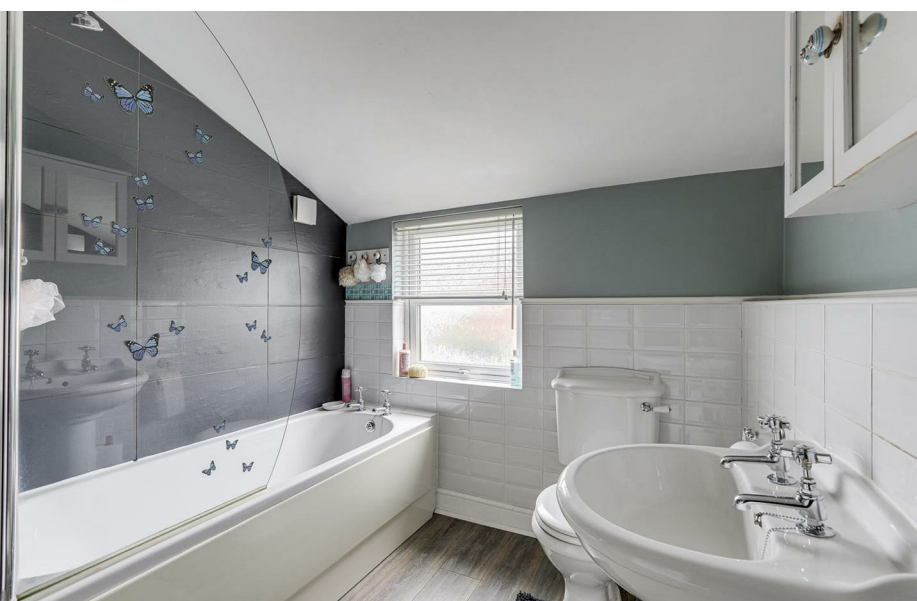


MID TERRACED HOUSE...

This mid-terraced house presents an enticing opportunity for those seeking comfort and convenience. Located just a stone's throw away from Hucknall town centre, residents are spoiled with an abundance of amenities at their fingertips. Within a leisurely stroll lies the Hucknall Leisure Centre, promising endless opportunities for recreation and fitness. Commuters will relish the excellent transport links, facilitating easy access to Nottingham City Centre and its surrounding areas. Step inside the cosy living room through to a dining room sets the scene for memorable meals, seamlessly connected to the fitted kitchen, offering both functionality and style. Beneath lies access to the cellar, providing valuable storage space. Ascending to the first floor reveals two generously sized double bedrooms, each offering a peaceful retreat after a long day. A three-piece bathroom suite completes this level. Outside, the property boasts both front and rear spaces to enjoy. At the front, a gravelled area welcomes you home, with convenient access to the side of the property. The rear garden, enclosed for privacy, beckons with a patio area, perfect for al fresco dining or morning coffee. Additional features include two sheds for storage, a wooden pergola, and a planted border, all bordered by a secure hedged and fence-panelled boundary.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Cellar
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'10" x 11'3" (max) (3.63m x 3.45m (max))

The living room has a UPVC double glazed window to the front elevation, a TV point, a recessed chimney breast alcove with a feature fireplace, a radiator, coving to the ceiling, carpeted flooring, and a composite door providing access into the accommodation.

Dining Room

12'4" x 11'11" (max) (3.78m x 3.65m (max))

The dining room has a radiator, a chimney breast alcove with a feature fireplace, carpeted flooring, and double French doors opening out to the rear garden.

Kitchen

11'10" x 5'7" (3.62m x 1.72m)

The kitchen has a range of fitted base and wall units with solid wooden worktops, a Belfast sink, an integrated oven, ceramic hob and extractor fan, recessed spotlights, an exposed wooden beam, partially tiled walls, tiled flooring, three UPVC double glazed windows to the side and rear elevation, and two Velux windows.

BASEMENT

Cellar

The cellar is split into two sections, lighting, and ample storage.

FIRST FLOOR

Landing

10'6" x 2'7" (3.21m x 0.80m)

The landing has wood-effect flooring, carpeted stairs, a radiator, an access to the first floor accommodation.

Bedroom One

13'6" x 11'5" (max) (4.14m x 3.49m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a picture rail, a dado rail, a wrought iron feature fireplace, and carpeted flooring.

Bedroom Two

12'5" x 10'8" (max) (3.80m x 3.26m (max))

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

Bathroom

8'2" x 7'4" (max) (2.50m x 2.25m (max))

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 and shower screen, an in-built cupboard, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, and access to the side of the property.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a gravelled area, two sheds, a wooden Pergola, a planted border, a hedged and fence paneled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or 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

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 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.

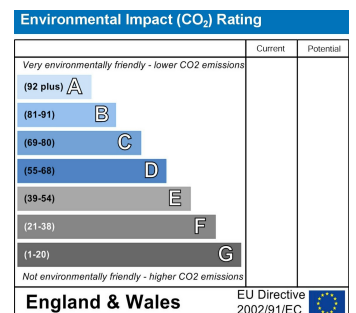
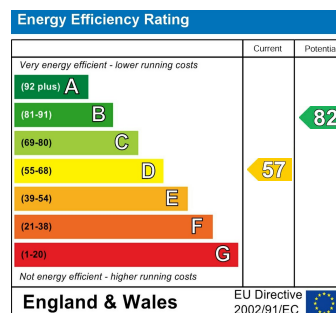
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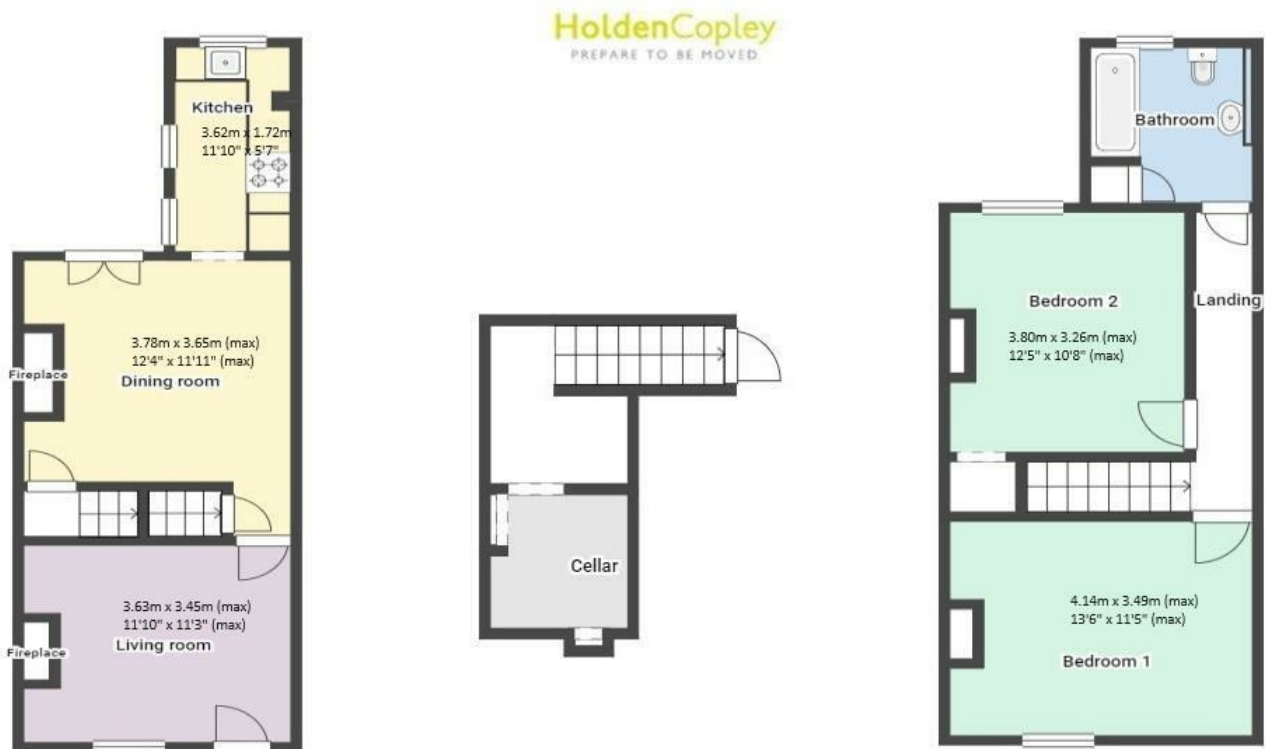
Property Tenure is Freehold

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.





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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk