

HoldenCopley

PREPARE TO BE MOVED

Derbyshire Lane, Hucknall, Nottinghamshire NG15 7GE

Guide Price £160,000 - £200,000

Guide Price - £160,000 to £170,000
NO UPWARD CHAIN...

Introducing a three-bedroom mid-terraced house, offering plenty of potential and the added advantage of no upward chain. Conveniently located within close proximity to local amenities, schools, and commuting links. Step inside and be greeted by a reception room, adjacent is the fitted kitchen, offering space for a dining table and chairs. Completing the ground floor layout is a practical three-piece bathroom suite. Ascending to the upper level, you'll find two generously sized double bedrooms. The top floor boasts an additional double bedroom, providing versatility to suit your needs, whether as a spacious bedroom, home office, or hobby room. Outside, the property features access to on-street parking at the front. To the rear, the enclosed garden awaits, providing an opportunity for outdoor enjoyment.

MUST BE VIEWED



- Mid-Terraced House
- Three Double Bedrooms
- Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- On-Street Parking
- Plenty Of Potential
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Living Room

14'2" x 13'5" (4.32m x 4.10m)

The living room has carpeted flooring, a radiator, ceiling coving, a decorative mantelpiece and a UPVC double-glazed bay window to the front elevation.

Hall

5'9" x 5'10" (1.75m x 1.78m)

The hall has carpeted flooring, a radiator and an in-built storage cupboard.

Kitchen

12'7" x 13'5" (3.85m x 4.10m)

The kitchen has range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and swan neck mixer tap, space and plumbing for a washing machine & oven, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Rear Porch

3'11" x 6'10" (1.20m x 2.10m)

The porch has vinyl flooring and a single UPVC door providing access to the rear garden.

Bathroom

6'11" x 5'6" (2.11m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

5'7" x 10'2" (1.72m x 3.11m)

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

Master Bedroom

13'4" x 11'11" (4.08m x 3.64m)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'9" x 13'4" (3.90m x 4.08m)

The second bedroom has carpeted flooring, a radiator, a wash basin with taps, a tiled splashback, and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Bedroom Three

13'5" x 15'11" (4.10m x 4.87m)

The third bedroom has carpeted flooring, a radiator, fitted storage space and a Velux window.

OUTSIDE

Front

Outside to the front is access to on-street parking.

Rear

To the rear of the property is an enclosed garden with paving, a shed, fence panelling and a brick-wall boundary.

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.

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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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

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