

# HoldenCopley

PREPARE TO BE MOVED

Bolingey Way, Hucknall, Nottinghamshire NG15 6GZ

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**Guide Price £200,000 - £230,000**

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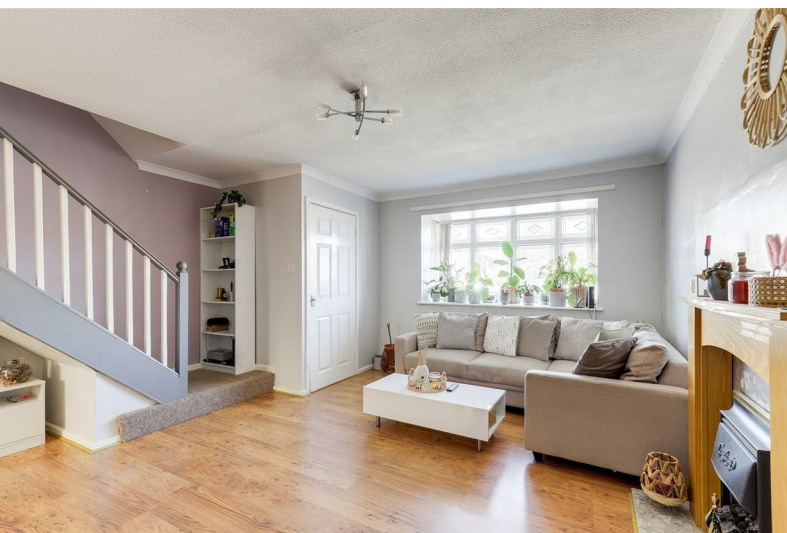


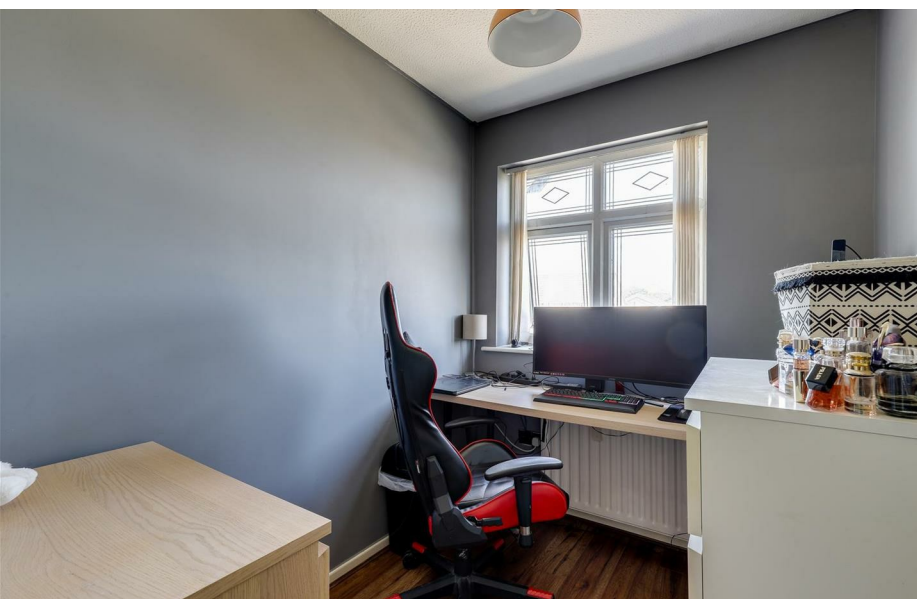
GUIDE PRICE £200,000 - £220,000

WELL PRESENTED THROUGHOUT...

This inviting three-bedroom semi-detached abode is perfectly suited for both fledgling homeowners and growing families alike. A hallway leads the way to two reception rooms offering versatile options for relaxation and entertainment. The thoughtfully designed newly fitted kitchen boasts modern conveniences. A conservatory bathes the interior in natural light, providing an idyllic spot for leisurely moments. Ascending the staircase reveals the first floor, comprising three bedrooms. Convenient access to a loft offers potential for further expansion or storage solutions, while a three-piece bathroom suite completes the layout. Outside, a driveway to the front ensures hassle-free parking, while the rear of the property unfolds into a private haven. A meticulously landscaped garden awaits, featuring a patio ideal for outdoor gatherings, alongside artificial lawn, offering the perfect backdrop for leisurely afternoons under the sun. Positioned within close proximity to various local amenities including shops, excellent transport links, and esteemed school catchments, this residence is ready to accommodate the aspirations of discerning buyers seeking a place to call home.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Newly Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Private South Facing Rear Garden
- Driveway
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

3'10" x 2'7" (1.19 x 0.80)

The hallway has laminate flooring, a built-in sliding door cupboard, coving and a UPVC single door providing access into the accommodation.

### Living Room

15'7" x 14'7" (4.75 x 4.45)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a feature fireplace with a decorative surround, an open staircase with carpeted stairs, coving and has open access leading to the dining room.

### Dining Room

9'5" x 7'4" (2.89 x 2.25)

The dining room has laminate flooring, a radiator, coving and double French doors providing access into the conservatory.

### Kitchen

9'8" x 6'10" (2.96 x 2.09)

The kitchen has a range of fitted base and wall units with worktops, a ceramic undermount sink with a moveable swan neck mixer tap, an electric hob, an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tiled flooring, partially tiled walls, coving, a UPVC double-glazed window and a UPVC single door providing access into the conservatory.

### Conservatory

11'3" x 8'3" (3.43 x 2.52)

The conservatory has UPVC double-glazed windows to the rear and side elevation, laminate flooring, a radiator and double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

11'3" x 6'2" (3.43 x 1.89)

The landing has laminate flooring, a built-in cupboard, access to the loft and provides access to the first floor accommodation.

### Master Bedroom

13'5" x 8'1" (4.11 x 2.47)

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

### Bedroom Two

11'2" x 8'1" (3.42 x 2.48)

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

### Bedroom Three

7'5" x 6'2" (2.28 x 1.90)

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

### Bathroom

6'1" x 5'6" (1.87 x 1.70)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, vinyl flooring, tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a lawn and a fence panelled boundary, a driveway and wooden gates providing access into the garden.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, various plants and shrubs, a patio area and a raised artificial lawn area with railway sleepers.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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

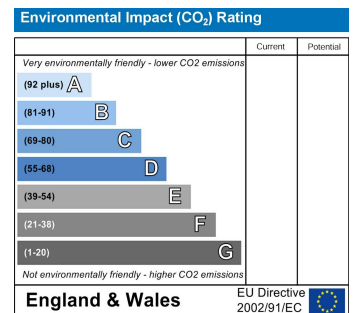
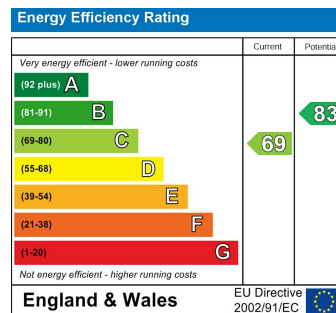
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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