

HoldenCopley

PREPARE TO BE MOVED

Beauvale Crescent, Hucknall, Nottinghamshire NG15 6PT

Guide Price £150,000

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GUIDE PRICE £150,000 - £160,000

LOCATION LOCATION LOCATION...

This three-bedroom end terrace house is an ideal opportunity for first-time buyers or families looking to create a perfect home. Nestled in a sought-after location, the property boasts convenient access to an array of local amenities, including shops, excellent transport links and great school catchments. The ground floor features an entrance hall, a living room, a fitted kitchen, a bathroom and a separate W/C. Upstairs, the first floor offers three bedrooms, along with access to a loft that provides valuable additional storage space. The property benefits from on-street parking at the front and a large, private south-facing garden at the rear, complete with a patio area, a lawn and two practical sheds. This home is ready for you to move in and make it your own, blending comfort with convenience in an excellent location.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor Bathroom & W/C
- Large South Facing Private Garden
- Excellent Transport Links
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance hall has vinyl flooring, carpeted stairs and a single UPVC door providing access into the accommodation.

Living Room

12'6" x 11'6" (3.83m x 3.53m)

The living room has a UPVC double-glazed window to the front elevation, vinyl flooring, a radiator, a built-in cupboard, a feature fireplace with a decorative surround and coving.

Kitchen

9'10" x 8'8" (3.01m x 2.66m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, space for a fridge, space and plumbing for a washing machine, a composite sink and a half with a drainer and a swan neck mixer tap, vinyl flooring, a radiator, a wall-mounted boiler, partially tiled walls, recessed spotlights, a walk in pantry and a UPVC double-glazed window to the rear elevation.

Bathroom

5'3" x 4'0" (1.62m x 1.22m)

The bathroom has a corner fitted shower enclosure with a mains-fed shower, grab handles, a fold up seat, a waterproof splash back, an extractor fan, a pedestal wash basin, a chrome heated towel rail, Kardean flooring and a UPVC double-glazed obscure window to the rear elevation.

Hall

The hall has vinyl flooring and a UPVC single door providing access out to the garden.

W/C

This space has a low level flush W/C, a wall-mounted wash basin, a waterproof splashback, an extractor fan, Kardean flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, grab handles, a dado rail, a picture rail, a UPVC double-glazed window to the side elevation, access to the loft and provides access to the first floor accommodation.

Master Bedroom

12'7" x 10'2" (3.84m x 3.11m)

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

Bedroom Two

10'5" x 9'1" (3.18m x 2.77m)

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

Bedroom Three

7'4" x 6'3" (2.24m x 1.91m)

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

OUTSIDE

Front

To the front of the property is a small garden with a fence panelled boundary and a single iron gate.

Rear

To the rear of the property is a large private south facing garden with a fence panelled and shrub boundary, a patio area, a lawn, various plants and two sheds.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

The vendor has advised the following:

Property Tenure is Freehold

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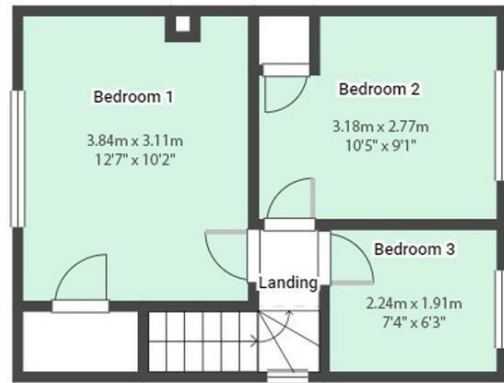
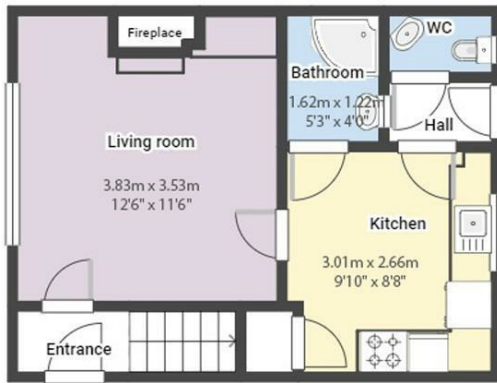
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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