

HoldenCopley

PREPARE TO BE MOVED

Rose Flower Grove, Hucknall, Nottinghamshire NG15 7EQ

Guide Price £170,000

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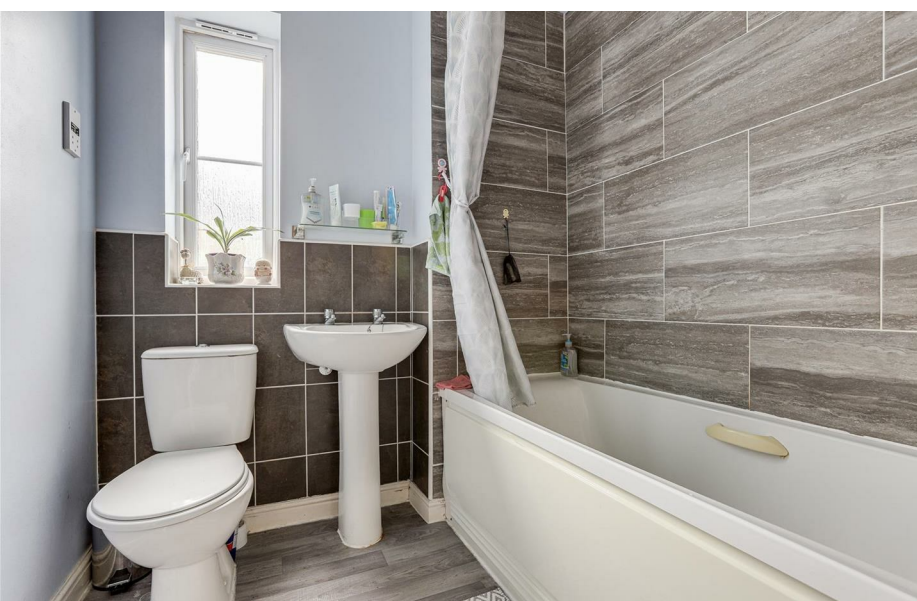
GUIDE PRICE: £170,000 - £180,000

SEMI DETACHED HOUSE...

Nestled in a prime location, this semi-detached house offers convenience and would be ideally suited for first-time buyers or savvy investors, the property boasts proximity to a wealth of local amenities, including shops, excellent transport links, and the serene Bestwood Country Park. The ground floor welcomes you into an entrance hall leading to a convenient ground floor W/C. The spacious living and dining room, featuring elegant French doors, seamlessly extends to the rear garden, creating an ideal space for indoor-outdoor living. The modern fitted kitchen completes the ground floor. Upstairs, you will find two generously sized double bedrooms, both serviced by a contemporary three-piece bathroom suite. Outside, the property offers off-road parking at the front and a private, enclosed garden at the rear, complete with a paved patio area, perfect for relaxing or entertaining. This delightful home is a rare find, combining modern comfort with excellent connectivity and access to green spaces.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- Popular Location
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'8" x 6'7" (max) (2.96m x 2.03m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a wall mounted security system, and a composite providing access into the accommodation.

W/C

6'0" x 2'10" (1.83m x 0.88m)

This space has a low level WC, a pedestal wash basin with tiled splashback, a radiator, a wall mounted switchboard and a UPVC double glazed obscure window to the front elevation

Kitchen

9'7" x 6'2" (2.94m x 1.90m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, partially tiled walls, woo-effect flooring, and a UPVC double glazed window to the front elevation

Living/Dining Room

14'2" x 13'2" (max) (4.32m x 4.02m (max))

The living dining room has carpeted flooring, a TV point, two radiators, space for a dining table, an in-built cupboard, a UPVC double glazed window to the side elevation and UPVC double glazed French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'11" x 6'7" (2.11m x 2.02m)

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

Bedroom One

13'2" x 7'11" (4.03m x 2.43m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

13'2" x 8'8" (max) (4.02m x 2.65m (max))

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

Bathroom

6'3" x 6'3" (1.92m x 1.91m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a shower socket, an extractor fan, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

Outside to the front of the property is a garden with various plants and shrubs, courtesy lighting and an allocated parking space

Rear

To the rear of the property is an enclosed garden with a paved patio area, an artificial lawn, various shrubs, an outdoor tap, and fence panelled boundary. panelled

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, 4G - Some coverage of 3G & 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 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.

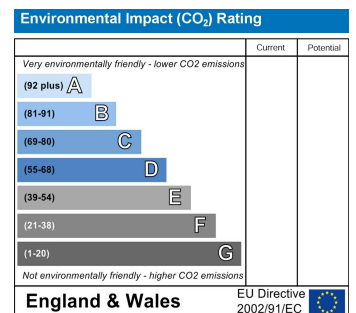
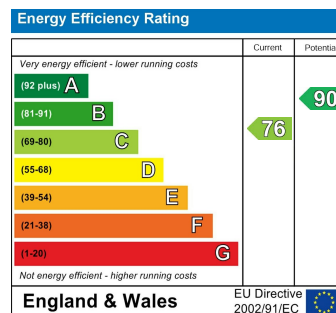
The vendor has advised the following:

Property Tenure is Freehold

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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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