

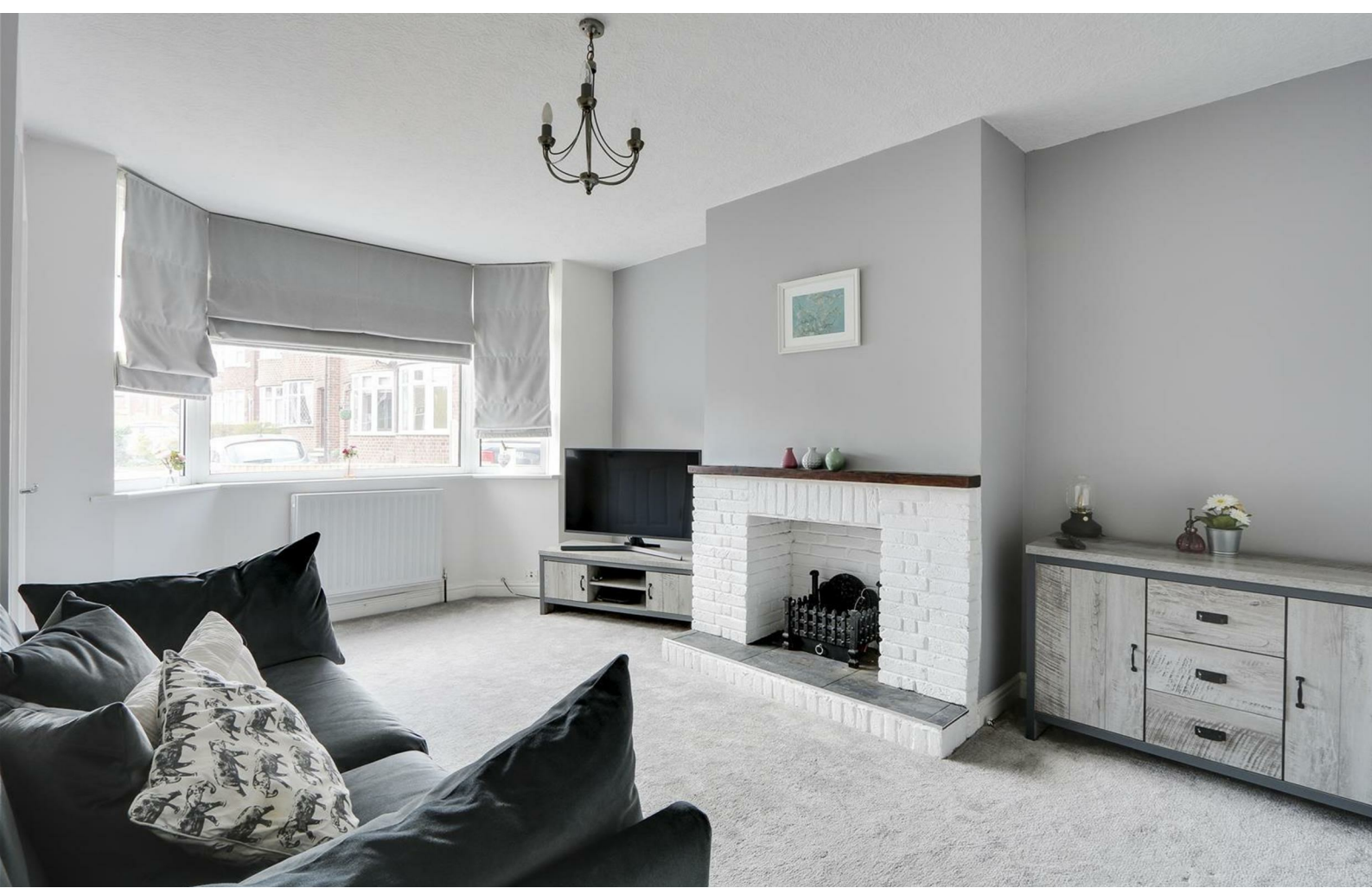
HoldenCopley

PREPARE TO BE MOVED

Beardsmore Grove, Hucknall, Nottinghamshire NG15 8AW

Guide Price £190,000 £210,000

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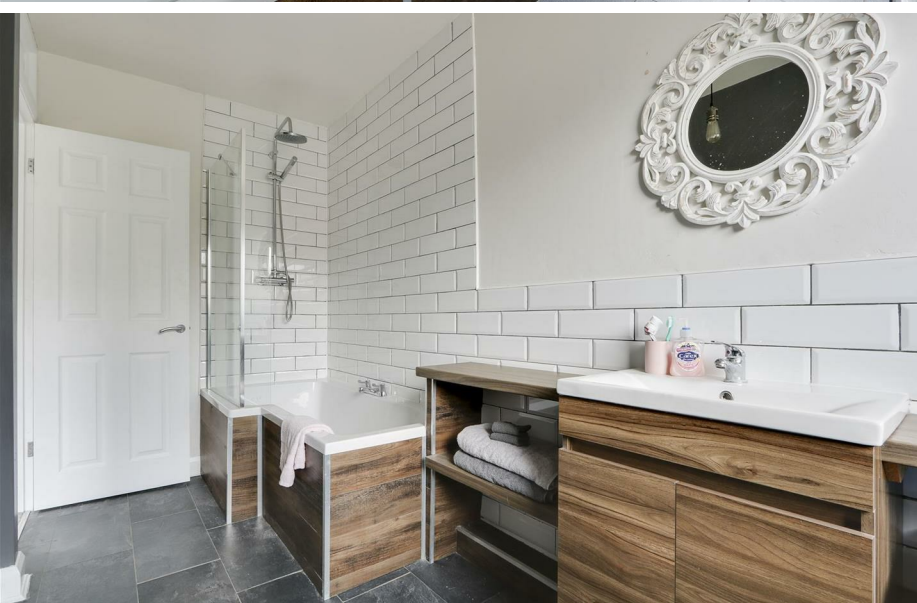
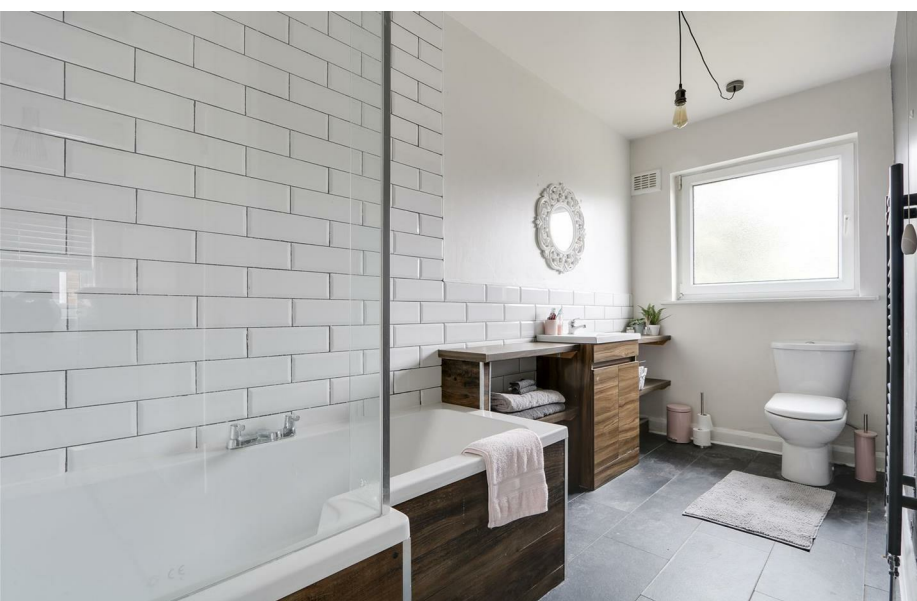
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

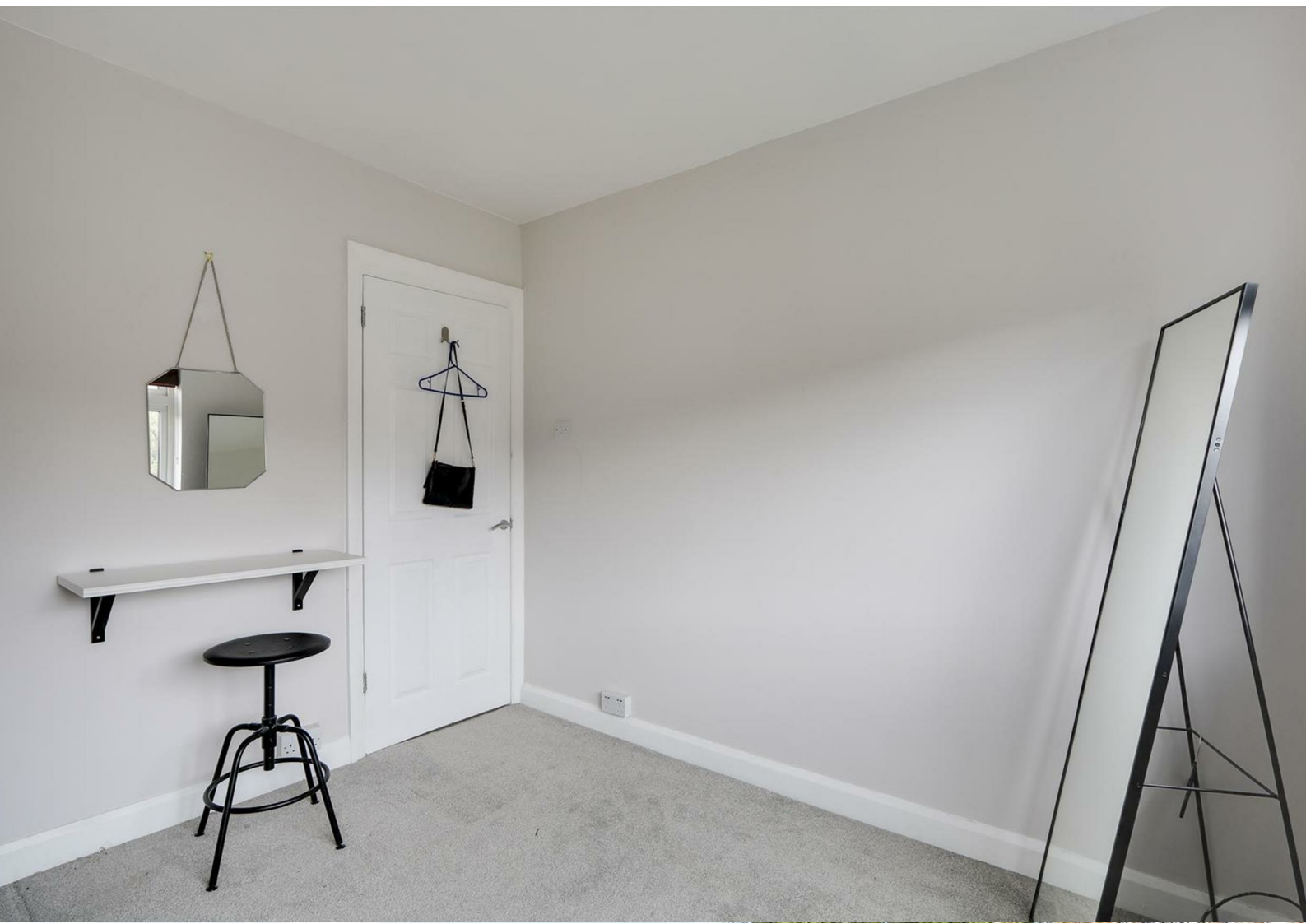
This two-bedroom semi-detached house is an ideal home for a variety of buyers. Conveniently located near excellent transport links to the city, including Hucknall Train Station and Tram Stop, it also offers easy access to reputable schools and a range of local amenities, making it perfect for families, professionals, or first-time buyers. The property is being sold with no upward chain, ensuring a smooth and hassle-free purchase process. The ground floor welcomes you with an entrance hall leading to a spacious lounge, perfect for relaxing or entertaining guests. The modern kitchen/diner is well-equipped and designed for both everyday living and dining, providing a functional and stylish space for meal preparation and family gatherings. On the first floor, you will find two generously sized bedrooms. The master bedroom benefits from an en-suite bathroom, adding a touch of luxury and convenience. A well-appointed three-piece bathroom suite serves the second bedroom, ensuring comfort for all occupants. Outside, the property boasts a driveway at the front, offering off-road parking. At the rear, a well-maintained enclosed garden provides a serene outdoor space for relaxation, gardening, or entertaining, making it a perfect retreat from the hustle and bustle of city life.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Modern Kitchen Diner
- Spacious Lounge
- Three Piece Bathroom Suite
- En-Suite To Master
- Private Enclosed Garden
- Off-Street Parking
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

Living Room

14'4" × 11'3" (4.39 × 3.44)

The lounge has a UPVC double glazed bay window, two radiators, a TV point feature fireplace, and carpeted flooring.

Kitchen

14'6" × 9'3" (4.44 × 2.84)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a dining table, a radiator, a double glazed window and access to the rear

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, a radiator, access into the loft, and provides access to the first floor accommodation.

Master Bedroom

11'3" × 11'1" (3.43 × 3.40)

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

En-Suite

4'11" × 4'7" (1.51 × 1.41)

The en-suite has a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall shower head, a chrome heated towel rail and part tiled walls, and tiled flooring

Bedroom Two

9'4" × 8'11" (2.87 × 2.73)

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

Bathroom

12'9" × 5'4" (3.90 × 1.64)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, a vanity-style wash basin, a 'L' shaped panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, part tiled walls, and tiled flooring

OUTSIDE

Front

To the front of the property a driveway, gravelled border, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a decking area, raised planters and a lawn

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

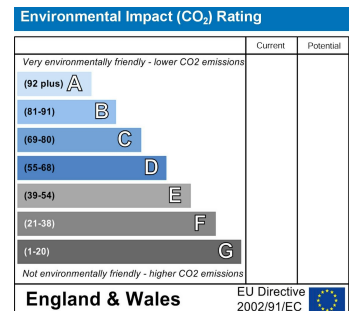
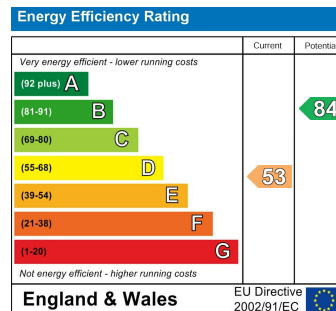
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

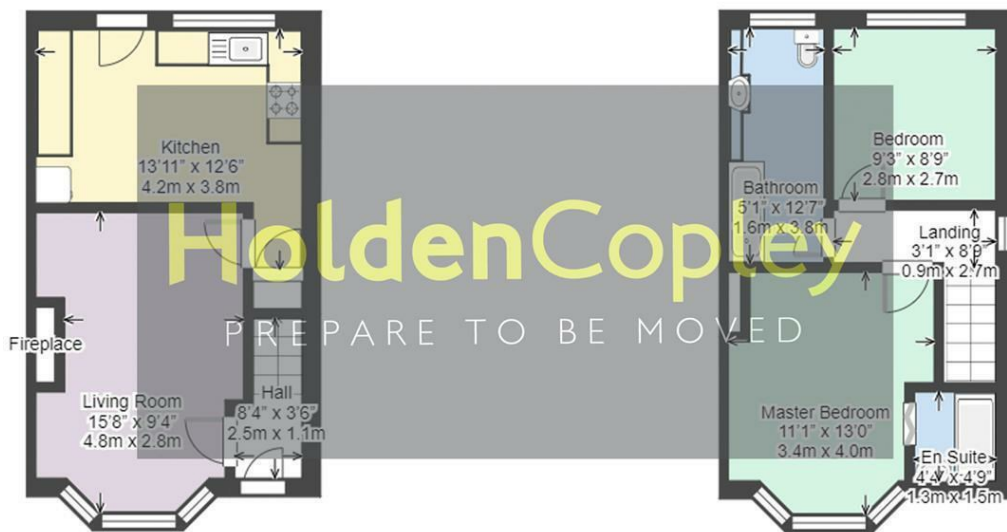
Any Legal Restrictions – No

Other Material Issues – No



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HoldenCopley
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All sizes and areas are approximate and for identification only. Not to scale.
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