

HoldenCopley

PREPARE TO BE MOVED

Burberry Avenue, Hucknall, Nottinghamshire NG15 7EZ

£240,000

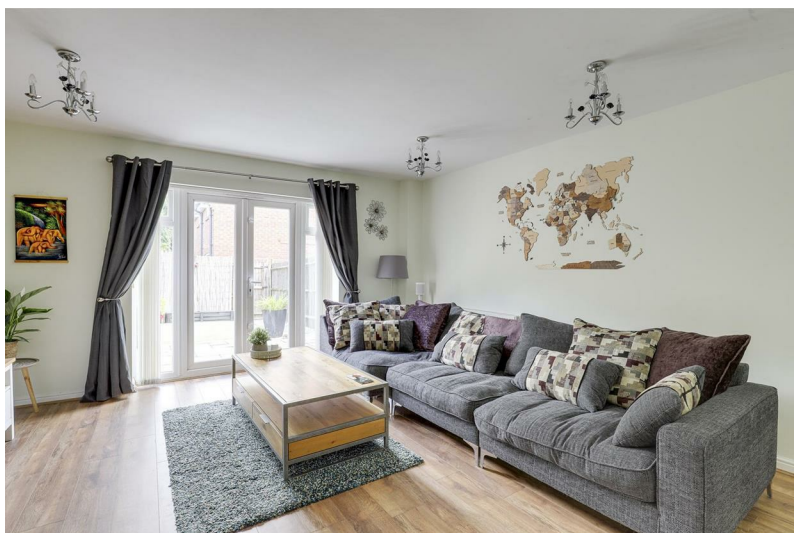
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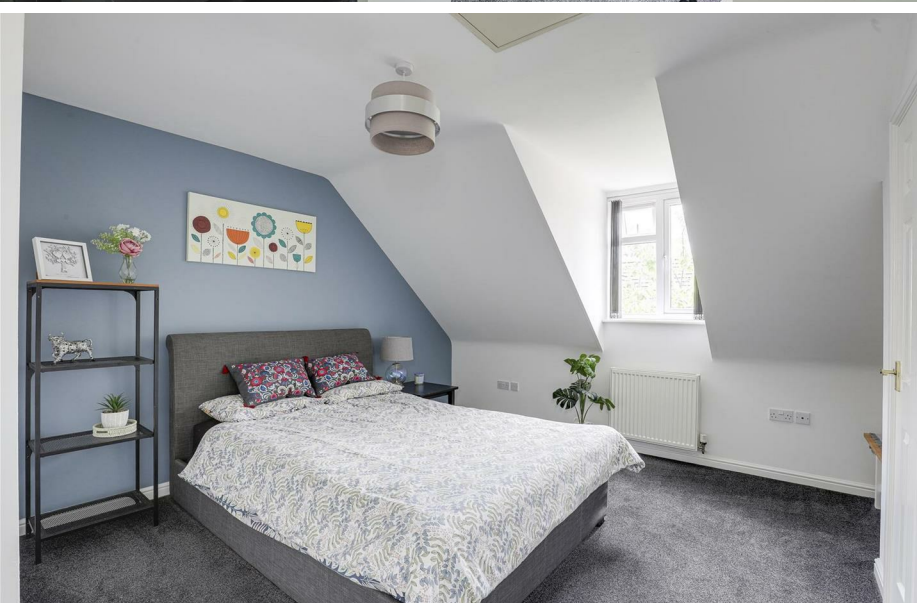
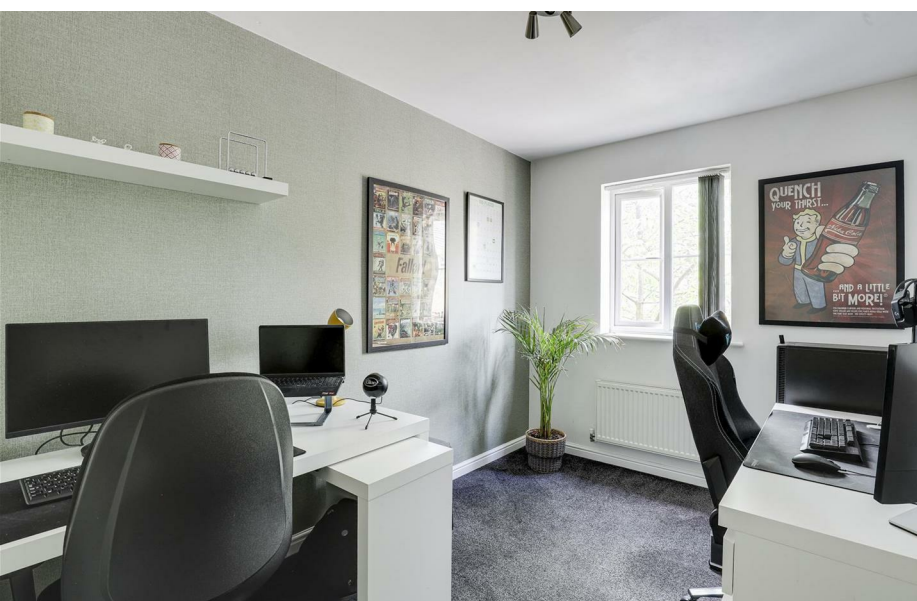


LOCATION LOCATION LOCATION...

This three-bedroom, end-terrace house spans three well-presented storeys, making it ideal for anyone looking to move straight in. Nestled in a sought-after location, the property is within close proximity to various local amenities, including the scenic Bestwood Country Park, shops, excellent transport links and great school catchments. Upon entering the ground floor, you are greeted by an entrance hall that leads to a modern fitted kitchen, a spacious living room and a convenient W/C. The first floor features two generously sized bedrooms and a stylish three-piece bathroom suite. The second floor boasts a luxurious bedroom with an ensuite bathroom and access to a boarded loft, perfect for additional storage. The front of the property offers a driveway for convenient parking, while the rear garden includes an artificial lawn and a patio area for outdoor relaxation. Additionally, at the rear of the property, there is a garage and an extra driveway. This home seamlessly combines comfort and convenience in a prime location.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- En-Suite
- Private Rear Garden
- Driveway & Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

This space has a low level flush W/C, a wash basin with fitted storage, a radiator, wood-effect flooring, partially tiled walls and a UPVC double-glazed window to the side elevation.

Kitchen

11'3" x 8'1" (3.43m x 2.48m)

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

Living Room

15'5" x 14'11" (4.70m x 4.56m)

The living room has double French doors providing access out to the garden, wood-effect flooring, two radiators and a built-in cupboard.

FIRST FLOOR

Landing

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

Bedroom Two

14'11" x 10'2" (4.56m x 3.12m)

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator and a walk in wardrobe.

Bedroom Three

11'6" x 7'11" (3.51m x 2.42m)

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

Bathroom

6'7" x 6'2" (2.02m x 1.89m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with a hand-held shower, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, an eaves storage cupboard, a velux window and provides access to the second floor accommodation.

Master Bedroom

16'2" x 14'11" (4.94m x 4.55m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, a built-in wardrobe, access to the boarded loft and access to the en-suite.

En-Suite

6'4" x 6'1" (1.94m x 1.86m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, an electric shaving point, an extractor fan and a velux window.

OUTSIDE

Front

To the front of the property is a paved driveway.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, an artificial lawn, a patio area, decorative stones and a single wooden lockable gate providing access to the garage and additional driveway.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

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

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 C

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.

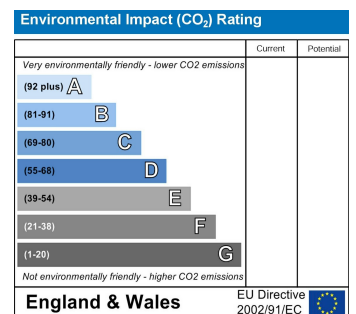
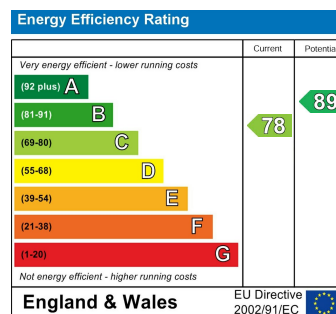
The vendor has advised the following:

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.

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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