

# HoldenCopley

PREPARE TO BE MOVED

Auckland Road, Hucknall, Nottinghamshire NG15 6RA

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£240,000

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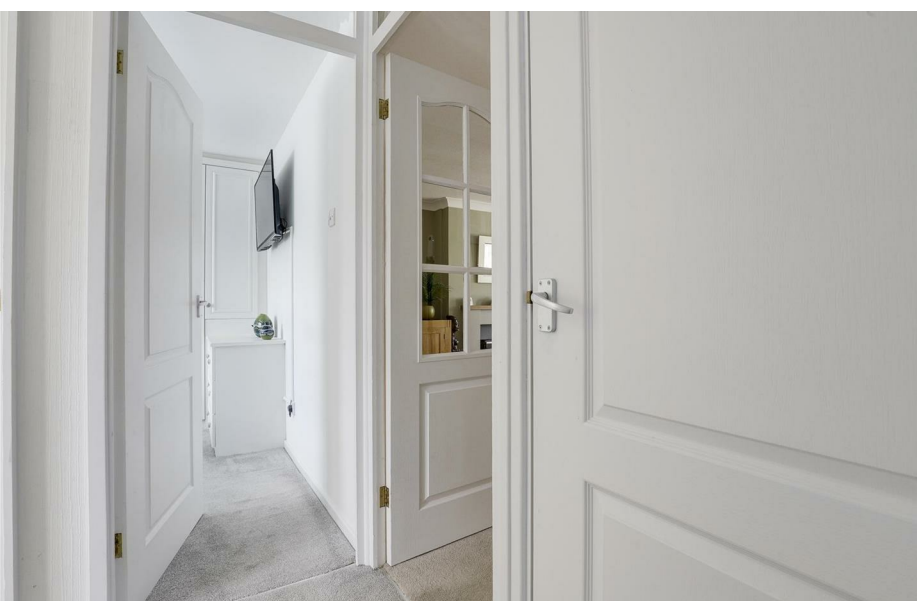


## DETACHED BUNGALOW...

Nestled in the heart of Hucknall, this two-bedroom detached bungalow offers spacious, stair-free living ideal for those seeking comfort and convenience. Hucknall's vibrant community provides a variety of local amenities, including shops, eateries, and excellent transport links to the city centre. Inside, the bungalow features a generously sized kitchen diner with a breakfast bar, perfect for both casual meals and entertaining. The living room boasts a lovely bow window, filling the space with natural light. Both bedrooms are equipped with fitted wardrobes, providing ample storage, and are serviced by a modern three-piece shower room suite. Outside, the front of the property is beautifully landscaped with a gravelled area adorned with established plants, bushes, and shrubs, enhanced by security lighting. A block-paved driveway leads to the garage, which features an up-and-over door and offers plenty of storage space. The rear garden is a delightful retreat, featuring security lighting, a gravelled area, a decking seating area with a pergola, planted borders, a shed, an outside tap, an artificial lawn, and a fence-panelled boundary for privacy. This bungalow is the perfect blend of comfort, style, and convenience in a desirable location.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Driveway & Garage
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## ACCOMMODATION

### Kitchen

15'0" x 10'1" (4.59m x 3.08m)

This space has a range of fitted base and wall units with worktops and a breakfast bar, a composite sink and a half with a mixer tap and drainer, an integrated double oven, an integrated ceramic hob with extractor hood, space and plumbing for a washing machine and dishwasher, recessed spotlights, a radiator, tiled splashback, and wood-effect flooring, UPVC double glazed windows to the side and front elevations and a UPVC door providing access into the property.

### Living Room

18'3" x 12'7" (5.58m x 3.86m)

The living room has a UPVC double glazed bow window to the front elevation, a feature fireplace, a TV point, coving to the ceiling, and a carpeted flooring.

### Hall

The hallway has an in-built cupboard, access into the loft, and carpeted flooring.

### Bedroom One

12'5" x 9'8" (3.79m x 2.95m)

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

### Bedroom Two

11'8" x 8'11" (3.57m x 2.72m)

The second bedroom has carpeted flooring, a fitted wardrobe with sliding doors, a radiator, UPVC double glazed windows to the rear elevation and a UPVC door and provides access to the rear garden.

### Bathroom

6'1" x 5'8" (1.87m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush WC, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area with established plants, bushes, and shrubs, security lighting, and a block paved driveway providing access to the garage.

### Garage

The garage has an up and over garage door, and ample storage.

### Rear

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To the rear of the property is security lighting, a gravelled area, decking seating area with a Pergola, planted borders, a shed, an outside tap, an artificial lawn, and a fence panelled boundary.

## 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 – Some coverage of Voice, 3G, 4G & 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 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.

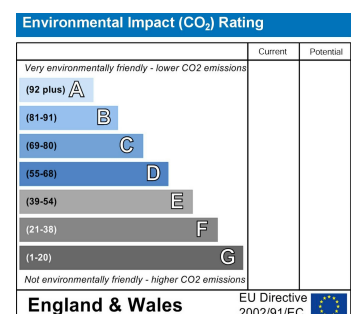
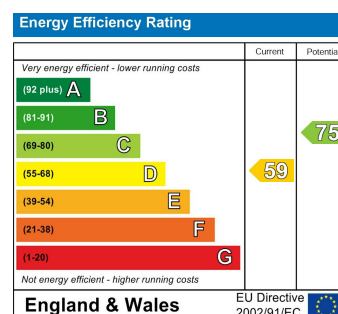
The vendor has advised the following:

Property Tenure is Freehold

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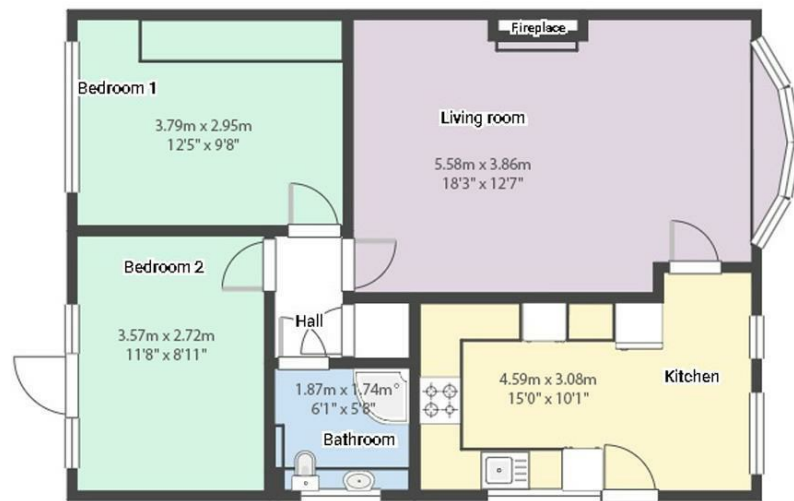
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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