

HoldenCopley

PREPARE TO BE MOVED

Occupation Road, Hucknall, Nottinghamshire NG15 6DZ

Guide Price £140,000 - £160,000

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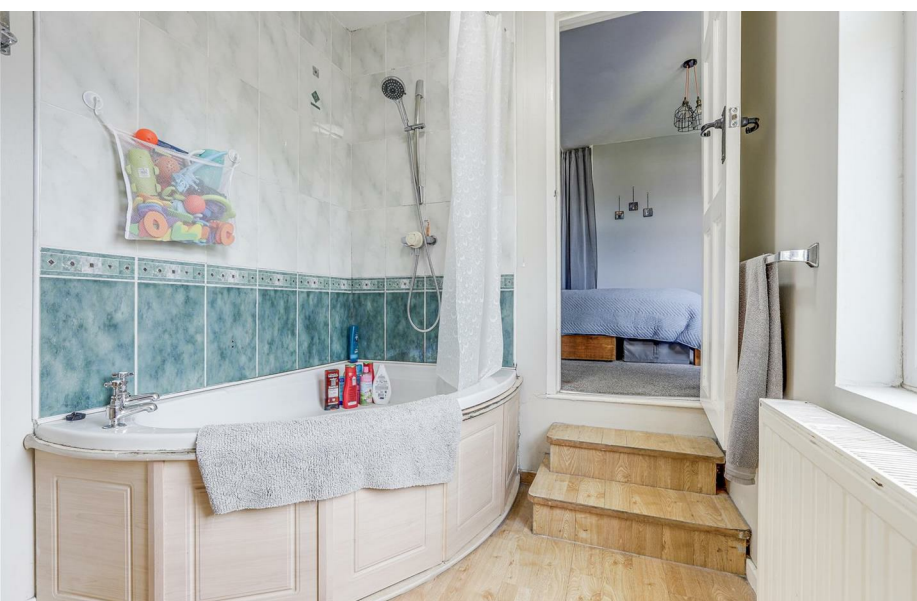
GUIDE PRICE £140,000 - £160,000

MID TERRACED HOUSE...

This well-presented mid-terraced house is ideally located within easy reach of Hucknall Town Centre, making it perfect for first-time buyers or investors. The town centre offers a variety of shops, eateries, schools, and more, providing all the amenities you could need. Additionally, Titchfield Park is just a short stroll away, offering a great place for leisure and relaxation. Upon entering the house, you are greeted by a welcoming entrance hall that leads into the main living areas. The living room is cosy and inviting, making it the perfect spot for relaxation and unwinding after a long day. Adjacent to the living room is a spacious dining room, ideal for family meals and entertaining guests. The fitted kitchen is well-equipped with modern fittings, providing everything you need for cooking and meal preparation. Moving to the first floor, the house boasts two generously sized double bedrooms. Each bedroom offers ample space and comfort, making them ideal for restful nights and personal retreats. The three-piece bathroom suite is also located on this floor. Outside, the property features direct access to the kerb at the front. To the rear, there is an enclosed garden that includes a patio area, an outside tap, a lawn, a further patio area. The garden is enclosed by a fence panelled boundary and also features gated access, offering a secure and private outdoor space for various activities.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'6" x 4'2" (4.43m x 1.29m)

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

Living Room

11'3" x 10'5" (max) (3.44m x 3.20m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove, coving to the ceiling, and wood-effect flooring.

Dining Room

13'6" x 11'4" (max) (4.14m x 3.46m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a feature chimney breast, and tiled flooring.

Kitchen

10'0" x 6'2" (3.06m x 1.89m)

The kitchen has a range of fitted base and wall units with wood worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

9'3" x 2'7" (2.84m x 0.80m)

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

Bedroom One

13'4" x 11'3" (max) (4.07m x 3.45m (max))

The first bedroom has a UPVC double glazed window to the rear elevation, an open in-built cupboard, carpeted flooring, and access into the bathroom.

Bathroom

10'3" x 6'4" (3.14m x 1.95m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a counter top wash basin, a radiator, a corner bath with tiled walls, and wood-effect flooring.

Bedroom Two

13'9" x 11'3" (max) (4.20m x 3.45m (max))

The second bedroom has a UPVC double glazed windows to the front elevation, a dado rail, coving to the ceiling, and carpeted flooring.

OUTSIDE

Front

To the front of the property is directly into the kerb.

Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, a lawn, a further patio area, fence panelled boundary, and gated access.

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 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.

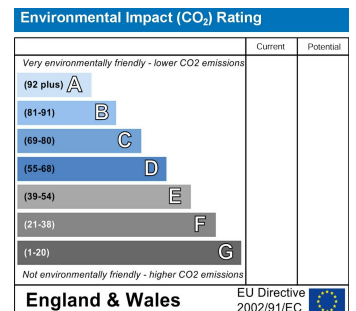
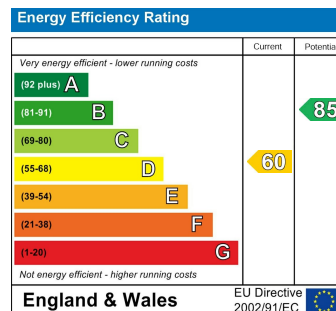
The vendor has advised the following:

Property Tenure is Freehold

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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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