

# HoldenCopley

PREPARE TO BE MOVED

Church Lane, Linby, Nottinghamshire NG15 8FX

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Offers Over £170,000

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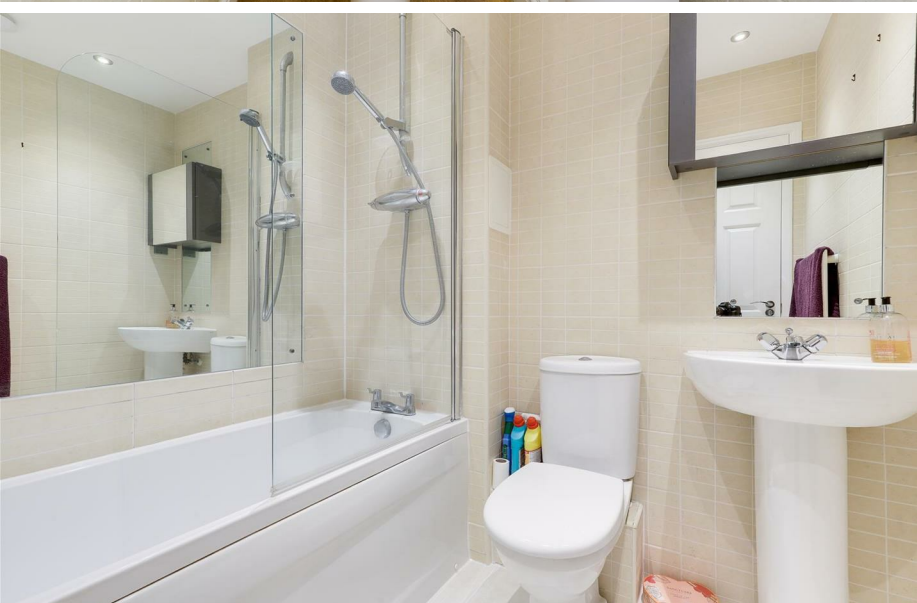


## NO UPWARD CHAIN...

We are delighted to offer this well-presented terraced house, ideally situated in a highly popular location just a short stroll from Hucknall Town Centre. The area is renowned for its wide range of shops, diverse eateries, and various amenities, making it an attractive spot for both lifestyle and convenience. With excellent transport links close by, including easy access to public transport and major road networks, this property is perfectly positioned for those who commute or enjoy exploring the local area. This charming home is being sold with no upward chain, presenting a fantastic opportunity for first-time buyers or investors seeking a hassle-free purchase. Upon entering, you are welcomed by a hallway that leads into the heart of the home, a spacious open-plan kitchen, living, and dining area. This versatile space is ideal for entertaining or relaxing with family and friends. The ground floor also benefits from a convenient W/C, adding to the practicality of the layout. The first floor comprises two well-proportioned double bedrooms, each offering plenty of space and natural light. The modern three-piece bathroom suite completes the upper level, providing a comfortable and stylish space to unwind. Externally, the property enjoys access to well-maintained communal areas, offering additional outdoor space for leisure and recreation.

## MUST BE VIEWED





- Terraced House
- Two Bedrooms
- Open Plan Kitchen Lounge & Diner
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Communal Areas
- Leasehold
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Hallway

5'8" x 4'11" (1.73 x 1.50)

The hallway has wood-effect floor, carpeted stairs, recessed spotlights, and a composite door providing access into the accommodation.

### Open Plan Kitchen Lounge Diner

21'5" x 15'11" (6.53 x 4.86)

The open plan kitchen lounge diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, an Induction hob with a stainless steel splashback and extractor fan, an integrated dishwasher, an integrated washing machine, an integrated fridge freezer, space for a dining table, recessed spotlights, a TV point, a wall mounted heater, wood-effect flooring, and three UPVC double glazed windows to the front and side elevation.

### W/C

4'11" x 3'5" (1.50 x 1.05)

This space has a low level flush W/C, a wall-mounted sink, recessed spotlights, an extractor fan, a heated towel rail, partially tiled walls, and wood-effect flooring.

## FIRST FLOOR

### Landing

6'0" x 3'1" (1.83 x 0.96)

The landing has carpeted flooring, an in-built cupboard, recessed spotlights, and access to the first floor accommodation.

### Master Bedroom

15'10" x 10'7" (4.85 x 3.23)

The main bedroom has two UPVC double glazed windows to the front and side elevation, an in-built cupboard, recessed spotlights, fitted wardrobes, a wall-mounted heater, access into the loft, and carpeted flooring.

### Bedroom Two

10'3" x 8'11" (3.14 x 2.74)

The second bedroom has a UPVC double glazed window to the side elevation, recessed spotlights, a wall-mounted heater, and carpeted flooring.

### Bathroom

6'6" x 6'1" (2.00 x 1.87)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, recessed spotlights, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

To the outside are communal areas, and two allocated parking spaces.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 67Mbps and Upload Speed 20Mbps

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 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 Leasehold

Service Charge in the year marketing commenced (£PA): £735.06

Ground Rent in the year marketing commenced (£PA): £150.00

Property Tenure is Leasehold. Term : 125 years from 1 July 2008 Term remaining 109 years.

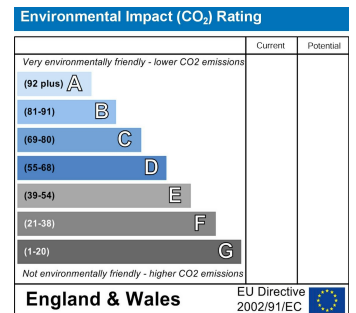
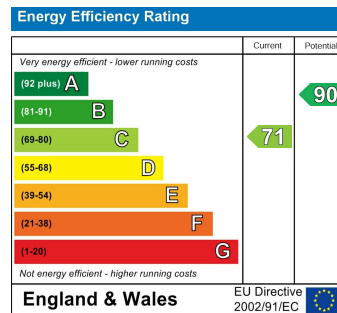
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



# Church Lane, Linby, Nottinghamshire NG15 8FX



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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