

HoldenCopley

PREPARE TO BE MOVED

Church Drive, Hucknall, Nottinghamshire NG15 7BX

Guide Price £160,000 - £185,000

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GUIDE PRICE £160,000 - £180,000

NO UPWARD CHAIN...

This two-bedroom terraced house is the perfect opportunity for a first-time buyer seeking a home that is ready to move into. Well presented throughout, the property offers a welcoming and comfortable living space in a prime location, with convenient access to local amenities, including shops, excellent transport links and great regarded schools. On the ground floor, the property features a cozy living room that flows seamlessly into a bright dining room, ideal for both relaxing and entertaining. The fitted kitchen is well-equipped, offering a functional space for cooking and meal preparation. Additionally, the property is equipped with owned solar panels, providing energy efficiency and the potential for reduced utility costs. Upstairs, the first floor comprises two well-proportioned bedrooms, each designed to provide comfort and tranquility. The property also boasts a contemporary four-piece bathroom suite, perfect for unwinding at the end of the day. Additional storage or potential for future expansion is offered via access to the loft. Externally, the property benefits from on-street parking available for permit holders at the front, ensuring convenient parking close to home. To the rear, a private garden with a patio area provides an inviting outdoor space for enjoying warm weather, while the outhouse offers extra storage or a potential workshop area. This home offers an excellent blend of comfort and convenience, making it an ideal choice for a first-time buyer.

MUST BE VIEWED





- Terrace House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four Piece Bathroom Suite
- South Facing Rear Garden & Outhouse
- On Street Parking For Permit Holders
- New Boiler
- Owned Solar Panels





GROUND FLOOR

Living Room

13'2" x 12'9" (max) (4.02m x 3.91m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a wall-mounted electric fire, fitted drawers, wall-mounted light fixtures and a single UPVC door providing access into the accommodation.

Dining Room

12'9" x 12'0" (max) (3.89m x 3.67m (max))

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a decorative surround, wall-mounted light fixtures, coving and a ceiling rose.

Kitchen

16'3" x 7'3" (4.97m x 2.22m)

The kitchen has a range of fitted base and wall units with worktops, an integrated fridge-freezer and washing machine, a freestanding cooker with an extractor hood, a sink and a half with a drainer and a moveable swan neck mixer tap, tiled flooring, a radiator, partially tiled walls, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

16'1" x 14'8" (max) (4.92m x 4.49m (max))

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

Master Bedroom

14'9" x 11'5" (max) (4.50m x 3.49m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes, drawers and bedside tables with over the head cupboards.

Bedroom Two

11'10" x 9'10" (max) (3.63m x 3.02m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in cupboard housing a new boiler.

Bathroom

15'11" x 7'4" (4.87m x 2.24m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a freestanding roll top bath with claw feet, a fitted shower enclosure with an electric shower, vinyl flooring, partially tiled walls, three chrome heated towel rails and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Outhouse

7'5" x 7'1" (2.28m x 2.16m)

The outhouse has lighting, power points, a UPVC double-glazed window and a single UPVC door.

Front

To the front of the property is the availability for on street parking for permit holders.

Rear

To the rear of the property is a garden with a patio, a raised planter, various trees, an outhouse, exterior lighting and a single wooden lockable gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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 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.

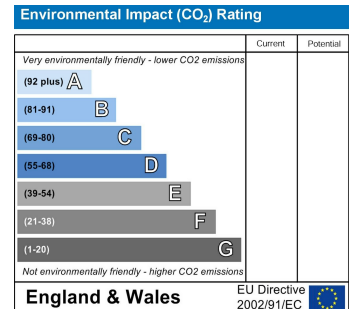
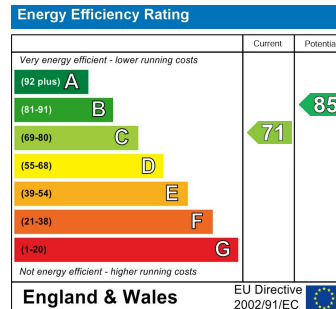
The vendor has advised the following:

Property Tenure is Freehold

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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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