

HoldenCopley

PREPARE TO BE MOVED

Wighay Road, Hucknall, Nottinghamshire NG15 8AR

£175,000

Wighay Road, Hucknall, Nottinghamshire NG15 8AR



GUIDE PRICE £175,000 - £185,000

NO UPWARD CHAIN...

This beautifully renovated two-bedroom mid-terraced house, offered with no upward chain, is perfect for those looking to move straight in. Situated in a quiet location, it provides easy access to excellent commuting links, local amenities, reputable schools, and scenic countryside, making it ideal for a range of buyers. The ground floor comprises an inviting entrance hall, a spacious living room, and a modern fitted kitchen diner equipped with brand-new appliances, offering a stylish and functional space for everyday living. Upstairs, there are two generously sized double bedrooms, both serviced by a contemporary four-piece bathroom suite. Outside, the property features a driveway to the front, while the rear boasts a low-maintenance 'L'-shaped garden, perfect for outdoor relaxation.

MUST BE VIEWED





- Mid-Terraced House
- Renovated Throughout
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Four-Piece Bathroom Suite
- Driveway
- Full Re-Wire & New Pitched Roof With 9-Years Remaining On Guarantee
- Low Maintenance Garden
- Popular Location





GROUND FLOOR

Entrance Hall

3'10" x 3'7" (1.18 x 1.11)

The entrance hall has carpeted flooring, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

16'7" x 10'6" (5.06 x 3.22)

The living room has a UPVC double-glazed half bay window to the front elevation, carpeted flooring, an in-built storage cupboard, and a radiator.

Storage Cupboard

This space has carpeted flooring and a wall-mounted consumer unit.

Kitchen Diner

14'6" x 9'2" (4.43 x 2.80)

The kitchen has a range of fitted handleless gloss base and wall units with wooden worktops, an undermount sink with a swan neck mixer tap, a freestanding cooker, space and plumbing for a washing machine, wood-effect flooring, tiled splashback, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a sliding patio door opening out to the rear garden.

FIRST FLOOR

Landing

6'0" x 2'9" (1.83 x 0.86)

The landing has carpeted flooring, access to the loft, recessed spotlights, and provides access to the first floor accommodation.

Master Bedroom

14'6" x 13'6" (4.44 x 4.115)

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

Bedroom Two

9'4" x 9'0" (2.86 x 2.75)

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

Bathroom

12'5" x 5'1" (3.80 x 1.56)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a corner fitted shower enclosure with an overhead rainfall shower, wood-effect flooring, tiled splashback, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled and patio driveway.

Rear

To the rear of the property is low maintenance 'L' shaped garden with an artificial lawn, gravelling, patio pathways, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Limited 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Very low risk

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.

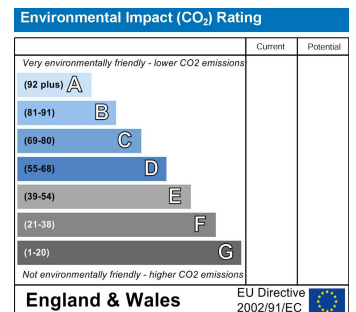
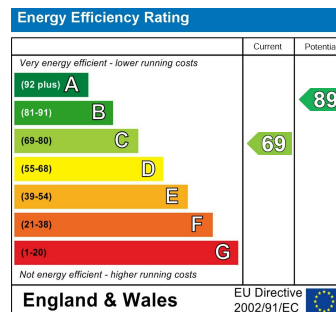
The vendor has advised the following:

Property Tenure is Freehold

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.

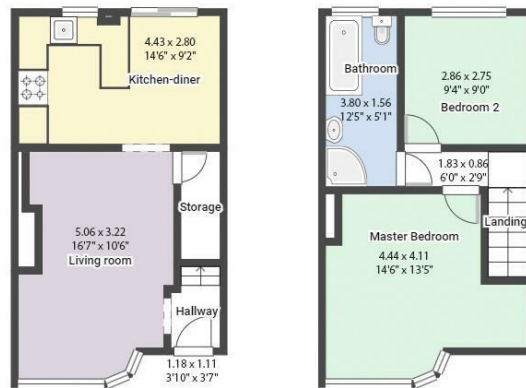
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Wighay Road, Hucknall, Nottinghamshire NG15 8AR

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.