

HoldenCopley

PREPARE TO BE MOVED

Barbara Square, Hucknall, Nottinghamshire NG15 8AP

Guide Price £200,000 - £210,000

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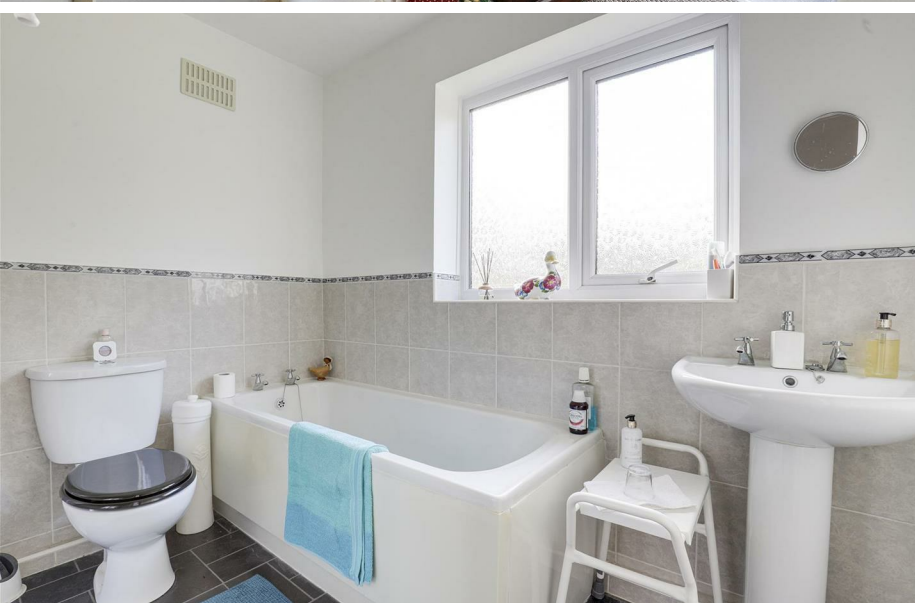
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SEMI DETACHED HOUSE...

Situated within easy reach of Hucknall Town Centre, this semi-detached house offers a great opportunity for families seeking convenient living. The area boasts an array of local amenities, including shops, schools, and excellent transport links. With easy access via train, tram, bus, or car, you can swiftly travel into Nottingham City Centre and surrounding areas. Upon entering the property, you are welcomed by an entrance hall leading to a spacious living room, with an adjoining dining room perfect for family gatherings. The fitted kitchen features double French doors that open to the rear garden, ideal for enjoying outdoor living. Upstairs, the property offers three well-proportioned bedrooms, each with in-built cupboards, and two benefiting from fitted wardrobes. All rooms are serviced by a four-piece bathroom suite. Externally, the home boasts a low-maintenance front garden with courtesy lighting, a driveway, and side access to the rear. The enclosed rear garden is perfect for outdoor activities, featuring a patio, lawn, shed, greenhouse, outbuilding, security lighting, and various planted trees and bushes, all surrounded by a fenced and hedged boundary with gated access.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'11" x 8'0" (3.04m x 2.44m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built cupboard, and UPVC door providing access into the accommodation.

Living Room

15'7" x 10'11" (4.77m x 3.33m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a recessed chimney breast alcove with a log burner, wood-effect flooring, and open access into the dining room.

Dining Room

9'5" x 7'11" (2.89m x 2.43m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Kitchen

14'1" x 8'0" (4.30m x 2.44m)

The kitchen 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, a ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'8" x 10'11" (3.87m x 3.33m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, two fitted wardrobes, an in-built cupboard, and carpeted flooring.

Bedroom Two

13'5" x 8'0" (4.10m x 2.44m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes with sliding doors, an in-built cupboard, and carpeted flooring.

Bedroom Three

10'0" x 7'10" (3.06m x 2.39m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

8'6" x 7'8" (2.60m x 2.35m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

OUSIDE

Front

To the front of the property is courtesy lighting, a driveway, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, security lighting, a lawn, a shed, a greenhouse, various planted trees and bushes, an outbuilding, a fence panelled and hedged 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 – 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 Freehold

Service Charge in the year marketing commenced (EPA): £1,227.52

Ground Rent in the year marketing commenced (EPA): £250

Property Tenure is Leasehold. Term : 125 years from 1 January 2003 Term remaining 89 years.

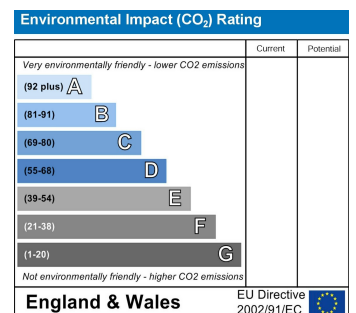
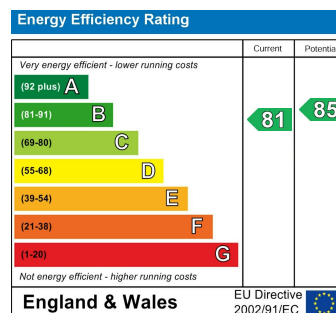
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

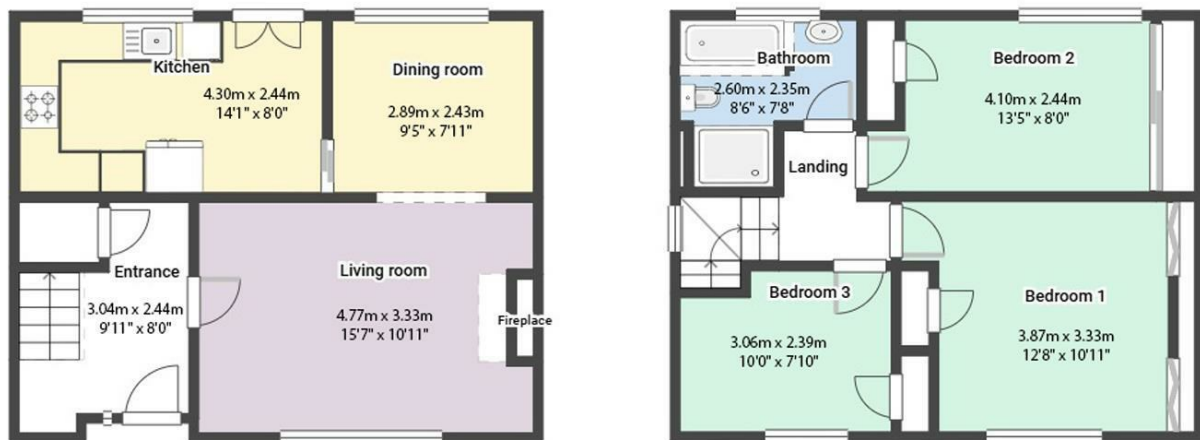
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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