

# HoldenCopley

PREPARE TO BE MOVED

Duke Street, Hucknall, Nottinghamshire NG15 7HB

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Guide Price £140,000 - £185,000



Duke Street, Hucknall, Nottinghamshire NG15 7HB





GUIDE PRICE £140,000 - £150,0000

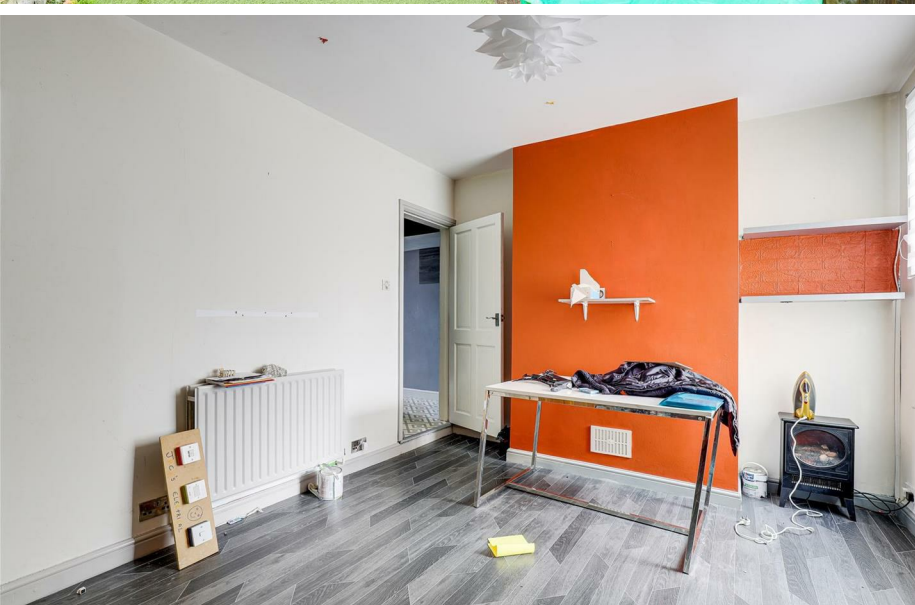
NO UPWARD CHAIN...

This two-bedroom mid-terraced house, offers plenty of potential for first-time buyers or investors and coming with no upward chain, is perfectly situated in a popular location just a stone's throw from Hucknall Town Centre. The area offers a wide range of amenities, including shops, eateries, great schools, leisure facilities, and excellent transport links into Nottingham City Centre. Inside, the entrance hall leads to a cosy living room, followed by a separate dining room, providing ample space for entertaining. Completing the ground floor is a fitted kitchen designed to meet your culinary needs. On the upper level, the property boasts two double bedrooms, along with an additional room perfect for use as a dressing room or study, and a three-piece bathroom suite. Outside, the front offers access to on-street parking, while the rear features a low-maintenance garden with an artificial lawn and a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!







- Mid-Terraced House
- Two Double Bedrooms & Dressing Room/ Study
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Low-Maintenance Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

2\*11" x 16\*4" (0.89m x 4.98m)

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

Living Room

15\*2" x 10\*6" (4.63m x 3.21m)

the living room has vinyl flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Dining Room

13\*5" x 10\*10" (4.09m x 3.32m)

The dining room has vinyl flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Kitchen

7\*4" x 14\*4" (2.25m x 4.38m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, partially tiled walls, a wall-mounted boiler, recessed spotlights, a radiator, tiled-effect flooring, two UPVC double-glazed windows to the rear and side elevations and a single door providing access to the rear garden.

FIRST FLOOR

Landing

2\*5" x 20\*7" (0.74m x 6.29m)

The landing has vinyl flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

12\*10" x 13\*11" (3.93m x 4.25m)

The main bedroom has vinyl flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the front elevation.

Bedroom Two

10\*7" x 10\*11" (3.24m x 3.33m)

The second bedroom has vinyl flooring, a radiator, a feature fireplace, an in-built storage cupbpard and a UPVC double-glazed window to the rear elevation.

Study

4\*7" x 5\*11" (1.42m x 1.82m)

The study has vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Bathroom

8\*0" x 7\*5" (2.46m x 2.28m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, a radiator, tiled-effect flooring and a UPVC double-glazed obscure window to the rear elevaion.

OUTSIDE

Front

To the front of the property is access to on-street parking, a garden area, hedge border and a brick-wall boundary.

Rear

To the rear is an artificial lawn, a patio seating area and fence panelling boundaries.

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

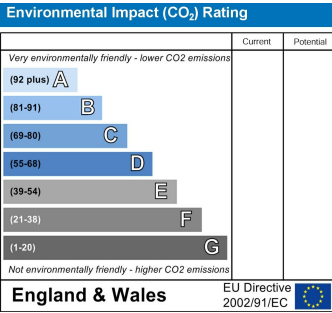
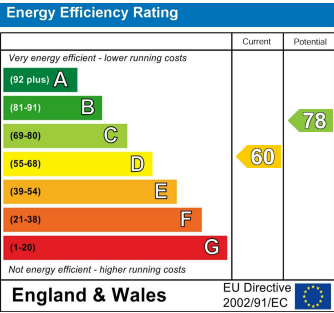
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice 4G - Some coverage of 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



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**HoldenCopley**  
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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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