

HoldenCopley

PREPARE TO BE MOVED

Woodstock Street, Hucknall, Nottinghamshire NG15 7SP

Guide Price £170,000 - £190,000

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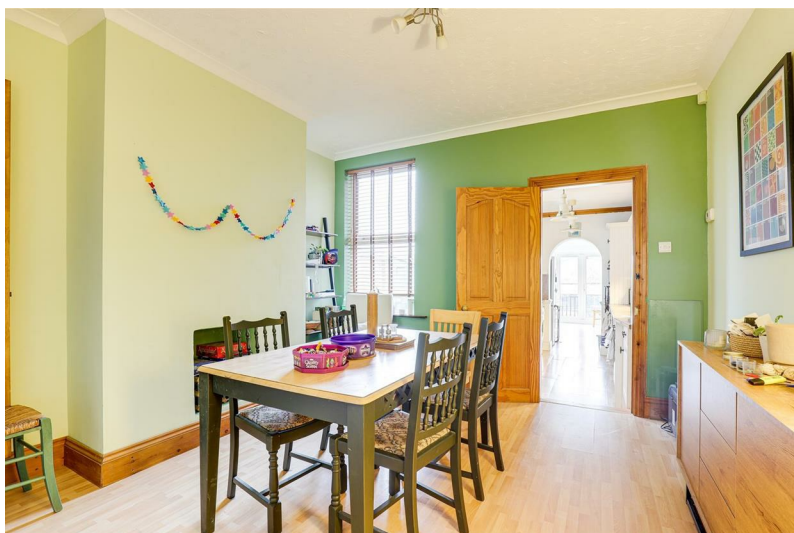


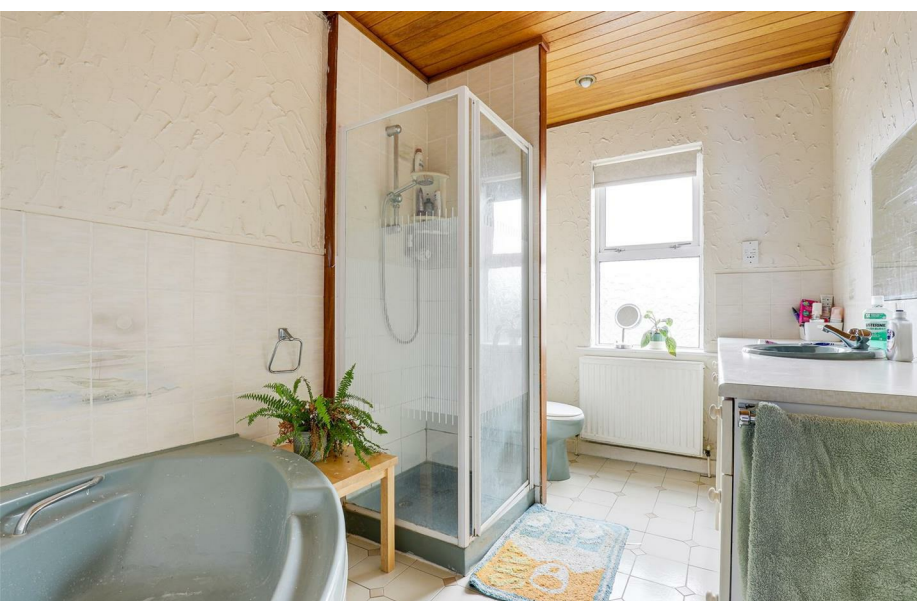
GUIDE PRICE £170,000 - £180,000

NO UPWARD CHAIN...

Situated in a popular area, this three-story terraced house offers the perfect blend of convenience. Located close to local amenities, and schools, and boasting excellent transport links into Nottingham City Centre and surrounding areas, this property is ideal for a variety of buyers and is being sold with no upward chain. The ground floor welcomes you with a cosy living room featuring a charming fireplace as its focal point. Adjacent to this is a separate dining room, perfect for family meals or entertaining guests. The fitted kitchen at the rear of the property is functional and offers ample storage and workspace. French doors open out from the kitchen to the rear garden, seamlessly connecting the indoor and outdoor spaces and providing a lovely spot for summer gatherings. On the first floor, the property boasts two well-proportioned bedrooms that provide comfort and versatility. A spacious four-piece bathroom suite on this level adds a touch of luxury with its modern design and practicality. The second floor is dedicated to a generously sized double bedroom, ideal as a master suite, guest room, or even a private study or workspace. Externally, the property includes a small, low-maintenance courtyard at the front and shared access to the rear garden. The rear outdoor space is a highlight, featuring a patio decking area ideal for al fresco dining, a lawned section perfect for relaxation, and a shed providing additional storage options.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Popular Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

12'0" x 11'10" (3.66m x 3.62m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, and carpeted flooring.

Dining Room

11'11" x 11'11" (3.64m x 3.65m)

The dining room has a UPVC double glazed window to the rear elevation, a recessed chimney breast alcove, a radiator, coving to the ceiling, and wood-effect flooring.

Kitchen

14'0" x 25'2" (4.27 x 7.68)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated double oven, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, two radiators, coving to the ceilings, space for a dining table, wood-effect flooring, two UPVC double glazed windows to the side elevation, a UPVC door opening to the side garden, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

15'4" x 2'7" (4.69m x 0.81m)

The landing has carpeted flooring, and access to the first floor accommodation.

Master Bedroom

11'11" x 13'6" (3.65m x 4.13m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

8'8" x 10'7" (2.66m x 3.25m)

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

Bathroom

11'5" x 7'4" (3.48m x 2.26m)

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

SECOND FLOOR

Bedroom Three

13'0" x 15'7" (3.98m x 4.75m)

The third bedroom has a Velux window, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and shared access to the rear garden.

Rear

To the rear of the property is a patio decking area, a lawn, and a shed.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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:

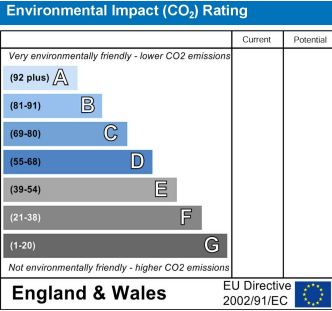
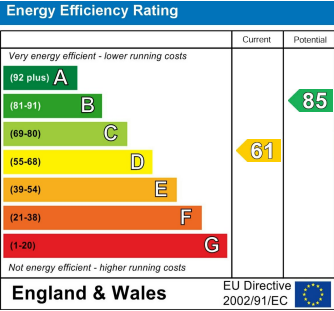
Property Tenure is Freehold

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.

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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.

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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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