

# HoldenCopley

PREPARE TO BE MOVED

Bramble Grove, Hucknall, Nottinghamshire NG15 7FA

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£95,000

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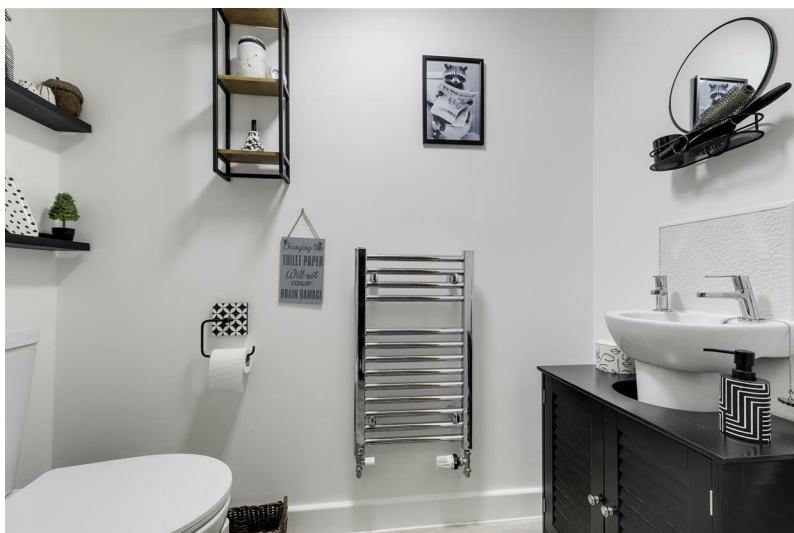




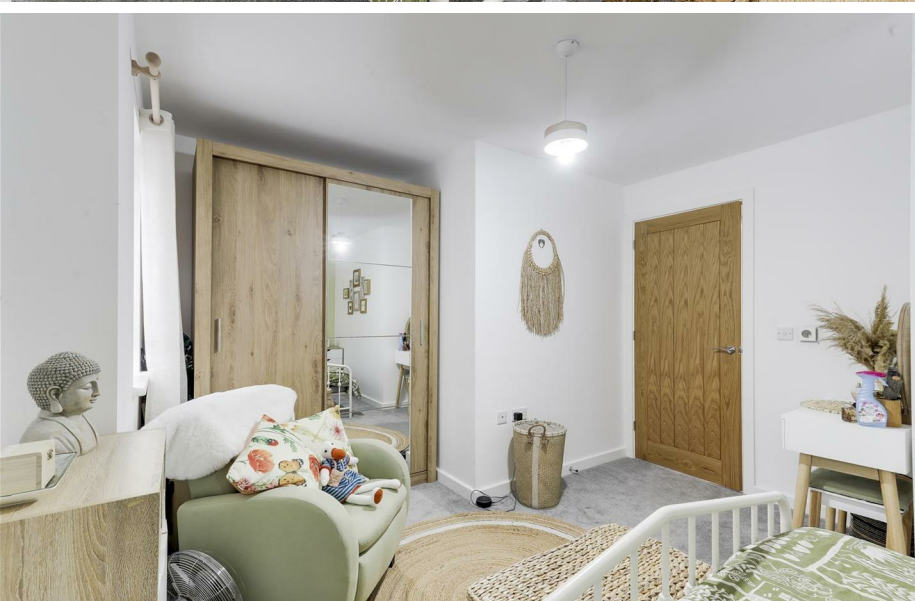
## 40% SHARED OWNERSHIP SEMI-DETACHED HOUSE...

This stunning three-bedroom semi-detached property offers deceptively spacious accommodation and is perfect for first-time buyers or growing families. Located in a popular area, it is within close proximity to local shops, excellent transport links, and great school catchments. Step into the welcoming entrance hallway, leading to a modern fitted kitchen diner with ample space for entertaining and family meals. The ground floor also boasts a convenient W/C and a spacious living room with large windows and double French doors, allowing natural light to flood the space and offering direct access to the rear garden. The first floor comprises three well-proportioned bedrooms, including a bright and airy main bedroom. A stylish three-piece bathroom suite completes this level, offering both comfort and modern design. Access to the loft provides additional storage potential. Externally, this home continues to impress. To the front, there is a double block-paved driveway providing off-road parking for two vehicles. The landscaped rear garden is a private oasis, featuring a patio area, decorative stone features, a well-maintained lawn, and a variety of mature shrubs and plants, perfect for relaxing or hosting gatherings. This fantastic property is available at 40% shared ownership, making it an excellent opportunity to step onto the property ladder.

CERTAIN CRITERIA MUST BE MET - PLEASE CONTACT THE OFFICE FOR FURTHER INFORMATION







- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Double Driveway
- Private Enclosed Rear Garden
- 40% Shared Ownership
- Must Be Viewed











GROUND FLOOR

Hallway

6'2" x 5'2" (1.90 x 1.58)

The hallway has tiled flooring, carpeted stairs and a single composite door providing access into the accommodation.

Kitchen Diner

19'3" x 12'5" (5.87 x 3.79)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven, fridge-freezer and washing machine, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a dining table, tiled flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

W/C

6'1" x 3'1" (1.87 x 0.95)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring and a chrome heated towel rail.

Living Room

15'10" x 10'2" (4.85 x 3.10)

The living room has UPVC double-glazed windows to the rear elevation, herringbone flooring, a radiator and double French doors providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

15'11" x 11'11" (4.87 x 3.64)

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

Bedroom Two

13'9" x 8'4" (4.20 x 2.55)

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

Bedroom Three

13'3" x 7'1" (4.04 x 2.18)

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

Bathroom

8'9" x 6'9" (2.67 x 2.07)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls, an electric shaving point, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved double driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, decorative stones, a lawn, mature shrubs and various plants.

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 – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

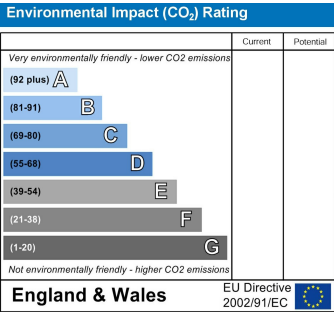
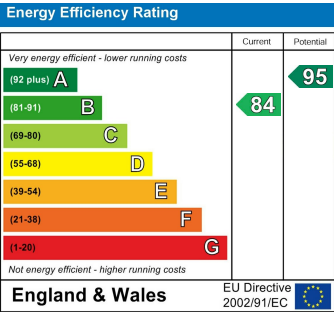
The vendor has advised the following:

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.

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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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