

# HoldenCopley

PREPARE TO BE MOVED

Lime Tree Road, Hucknall, Nottinghamshire NG15 6AY

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Guide Price £160,000 - £180,000



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IDEAL FIRST HOME...

GUIDE PRICE £160,000 - £170,000

This well-presented two-bedroom semi-detached house is the ideal choice for any first-time buyer looking to step onto the property ladder. Situated in a popular location, it offers easy access to a variety of local amenities, including shops, excellent transport links, and great school catchments. Upon entering, you are welcomed by a porch and entrance hall, leading to a spacious lounge diner—perfect for entertaining or relaxing. The modern fitted kitchen is thoughtfully designed, offering a practical space for cooking. Upstairs, you'll find two generous double bedrooms, alongside a three-piece bathroom suite and access to a boarded loft for extra storage. Additionally, there is a lean-to at the side of the house, providing further storage space. Outside, the front of the property features a driveway with space for two vehicles. To the rear, a private south-facing garden awaits, complete with a patio area, outbuilding, mature shrubs, a second patio, and a greenhouse.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Private South-Facing Rear Garden
- Popular Location
- Close To Local Amenitiies
- Must Be Viewed











GROUND FLOOR

Porch

The porch has windows to the front and side elevation, wood-effect flooring and a single door providing access into the accommodation.

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door.

Living Room

20'2" x 10'10" (6.17m x 3.31m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a picture rail, coving, open access into the kitchen and UPVC double French doors providing access out to the garden.

Kitchen

10'0" x 7'7" (3.05m x 2.33m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, a built-in cupboard, wood-effect flooring, a vertical radiator, coving and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

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

Master Bedroom

13'9" x 10'5" (4.20m x 3.19m)

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

Bedroom Two

10'10" x 9'5" (3.31m x 2.88m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a panelled feature wall, an open storage cupboard with an over the head cupboard and coving.

Bathroom

6'1" x 5'4" (1.86m x 1.65m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower, wood-effect flooring, a chrome heated towel rail, waterproof wall panels and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn and a mature shrub and a driveway.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, an outdoor tap, a patio, an outbuilding, a lawn, mature shrubs, a further patio and a greenhouse.

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 1000 Mbps and Upload Speed 100 Mbps

Phone Signal - All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low flood risk

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.

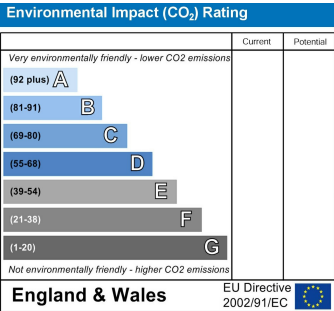
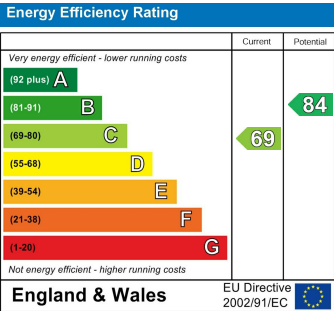
The vendor has advised the following:

Property Tenure is Freehold

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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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