

# HoldenCopley

PREPARE TO BE MOVED

Arlington Close, Hucknall, Nottinghamshire NG15 6DG

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Guide Price £210,000



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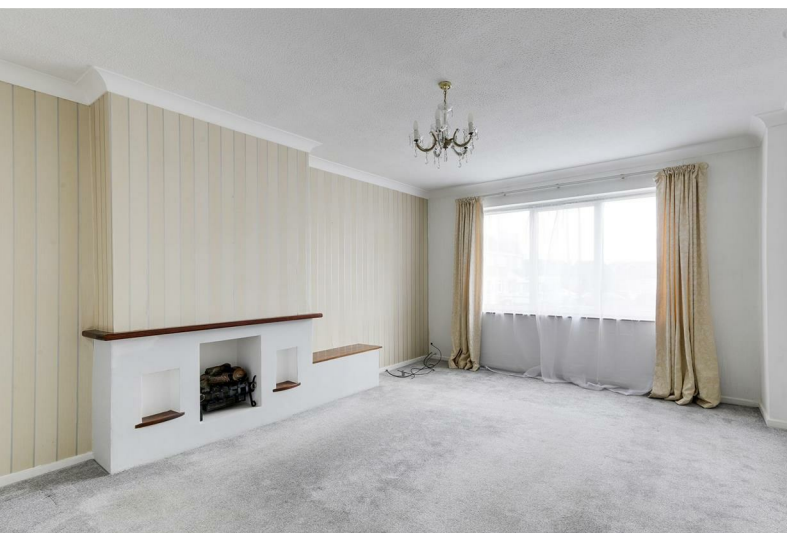


GUIDE PRICE £210,000 - £230,000

NO UPWARD CHAIN..

Nestled in a quiet cul-de-sac with excellent access to Hucknall Town Centre, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to put their own stamp on a property. With a range of shops, schools, and amenities nearby, as well as excellent transport links to Nottingham City Centre and surrounding areas, the location is both convenient and well-connected. The ground floor comprises a welcoming hallway, a spacious living room, and a dining room with sliding patio doors opening onto the rear garden. The fitted kitchen provides ample storage and workspace. Upstairs, there are three bedrooms, a two-piece bathroom suite, and a separate W/C. Outside, the front of the property features a lawn, a shared driveway leading to the garage, and a block-paved area with access to the lean-to. The south-facing rear garden offers a lawn and a fenced boundary, perfect for outdoor relaxation. Offered with no upward chain, this property is ideal for a range of buyers seeking a home to make their own.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Garage & Shared Driveway
- South Facing Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Hallway

13'11" x 5'11" (4.26 x 1.81)

The hallway with wood-effect flooring, carpeted stairs, an under stairs cupboard, a dado rail, coving to the ceiling, double glazed obscure windows to the front elevation, and a door providing access into the accommodation.

Living room

15'8" x 12'4" (4.78 x 3.77)

The living room has a double glazed window to the front elevation, a radiator, a recessed chimney breast alcove, coving to the ceiling, and carpeted flooring.

Dining Room

9'7" x 9'6" (2.94 x 2.90)

The dining room has wood-effect flooring, a radiator, sliding patio doors, and open access into the kitchen.

Kitchen

8'9" x 8'9" (2.68 x 2.67)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated double oven, gas ring hob and extractor fan, a wall-mounted boiler, space and plumbing for a washing machine, space for a fridge freezer, an open in-built cupboard, coving to the ceiling, tiled splash back, vinyl flooring, a double glazed window to the rear elevation, and a double glazed door providing access to the rear garden.

FIRST FLOOR

Landing

9'9" x 7'7" (2.99 x 2.33)

The landing has a double glazed window to the side elevation, an in-built cupboard, a dado rail, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

12'8" x 10'10" (3.87 x 3.32)

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

Bedroom Two

12'1" x 10'10" (3.70 x 3.32)

The second bedroom has a double glazed window to the front elevation, a radiator, coving to the ceiling, a TV point, and carpeted flooring.

Bedroom Three

9'1" x 7'8" (2.79 x 2.34 )

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

Bathroom

5'5" x 4'11" (1.67 x 1.51)

The bathroom has double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partiality tiled walls, and vinyl flooring.

W/C

5'5" x 2'5" (1.67 x 0.75)

This space has a double glazed obscure windows to the side elevation, a low level flush W/C, and woo-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, a shared driveway with access to the garage, and a block paved area leading to the lean-to, and access to the rear garden.

Garage

The garage has ample storage, and an up-and-over door opening onto the drive way.

Rear

To the rear of the property is an enclosed south facing rear garden, a lawn, and a fence panelled boundary.

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 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:

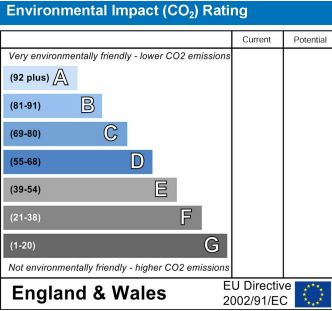
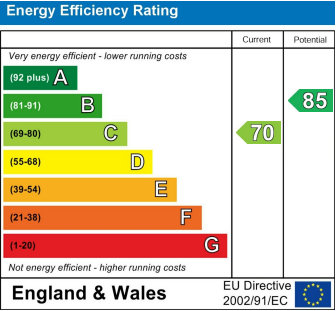
Property Tenure is Freehold

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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