

HoldenCopley

PREPARE TO BE MOVED

Viyella Mews, Hucknall, Nottinghamshire NG15 7NP

Guide Price £185,000

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GUIDE PRICE: £185,000 - £200,000

NO UPWARD CHAIN...

Nestled in a popular and convenient location, this semi-detached house offers a fantastic opportunity for a range of buyers looking to make a property their own. Ideally situated just a short stroll from Titchfield Park and within easy reach of Hucknall town Centre, the property benefits from proximity to an array of local amenities, including shops, schools, and eateries. With excellent transport links into Nottingham City Centre and surrounding areas, this home is perfect for commuters or anyone seeking easy access to urban conveniences. The ground floor features an entrance hallway, providing access to a handy ground floor W/C. From here, step into the generously sized living room, a bright and airy space perfect for relaxation or entertaining. Adjacent to the living room is the fitted kitchen-diner, complete with ample storage. The dining area is enhanced by double French doors that open out to the rear garden. Upstairs, the property boasts three bedrooms, each offering plenty of potential for personalisation. The first floor also includes a three-piece bathroom suite. Externally, the property enjoys a front garden with a lawn, as well as a driveway leading to a single garage with an up-and-over door, offering excellent storage space. The rear of the house features an enclosed garden, complete with a shed, a patio area, and a lawn surrounded by a fence panelled boundary, providing both privacy and a safe space for outdoor activities. There is also gated access for added convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

10'0" x 5'5" (3.05 x 1.66)

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

W/C

5'2" x 3'0" (1.59 x 0.92)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splash back, a radiator and vinyl flooring.

Living Room

15'1" x 14'9" (4.62 x 4.51)

The living room has a UPVC double glazed window to the front elevation, a TV point,a radiator, and carpeted flooring.

Kitchen/Diner

14'9" x 10'2" (4.50 x 3.10)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a wall-mounted Ideal boiler, space for a fridge freezer, space and plumbing for a washing machine, a radiator, space for a dining table, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'6" x 6'1" (3.22 x 1.87)

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

Master Bedroom

12'5" x 8'2" (3.79 x 2.49)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a double door in-built cupboard, and underlay flooring.

Bedroom Two

10'11" x 8'5" (3.34 x 2.59)

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

Bedroom Three

9'1" x 6'5" (2.78 x 1.98)

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

Bathroom

6'1" x 5'6" (1.86 x 1.69)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, an outside tap, and a driveway with access to the garage.

Rear

To the rear of the property is an enclosed rear garden with a shed, a patio area, a lawn, a fence panelled boundary, and gated access

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 1000Mbps and Upload Speed

200Mbps

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.

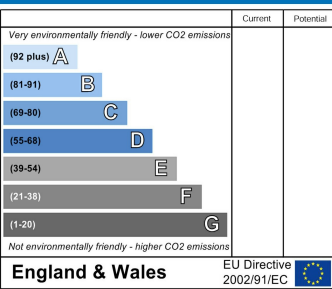
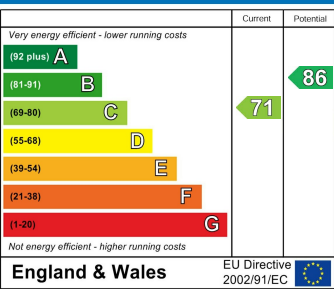
The vendor has advised the following:

Property Tenure is Freehold

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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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