

# HoldenCopley

PREPARE TO BE MOVED

Lacey Avenue, Hucknall, Nottinghamshire NG15 6BZ

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Guide Price £200,000 - £230,000



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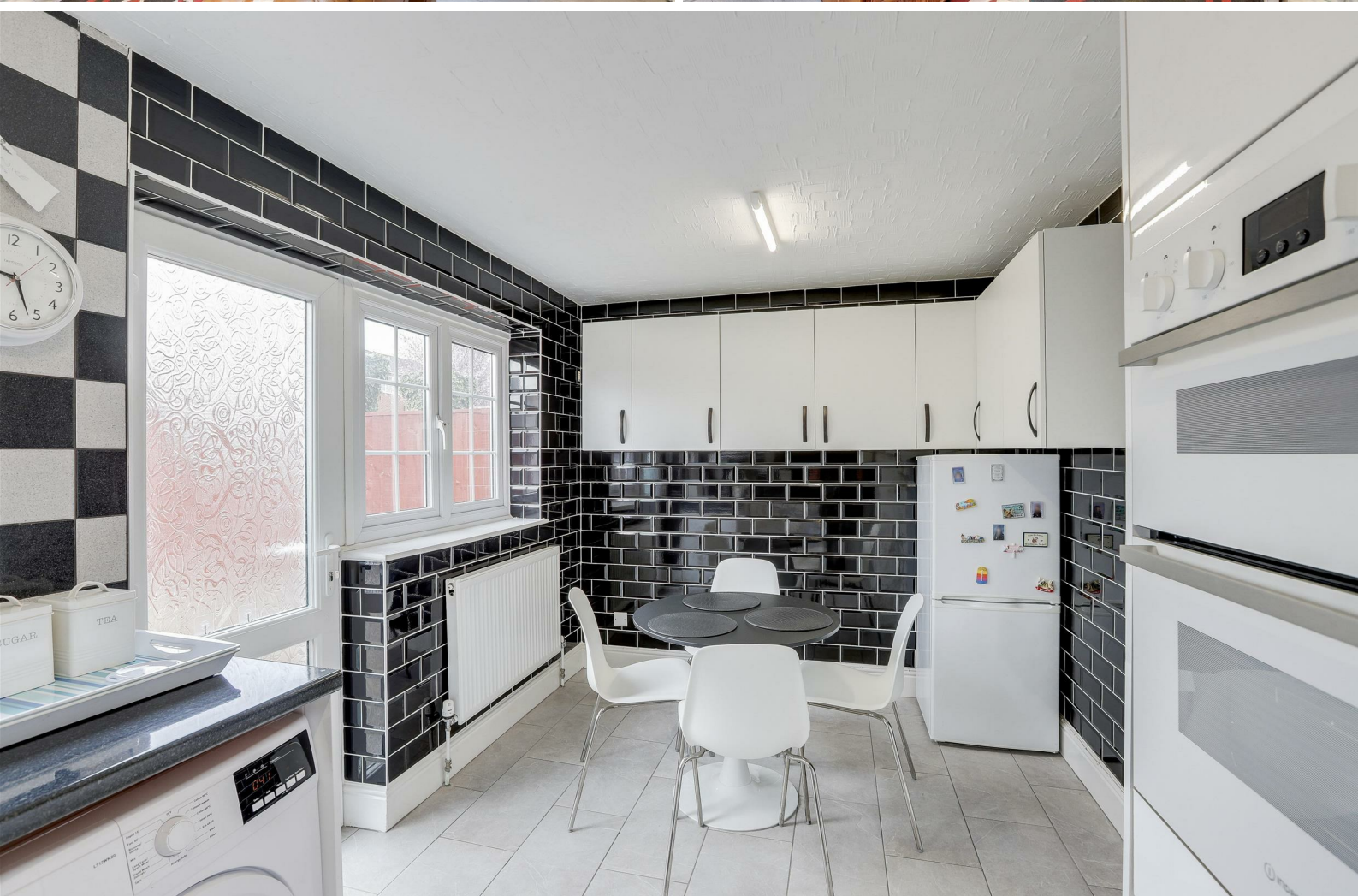


GUIDE PRICE £200,000 - £220,000

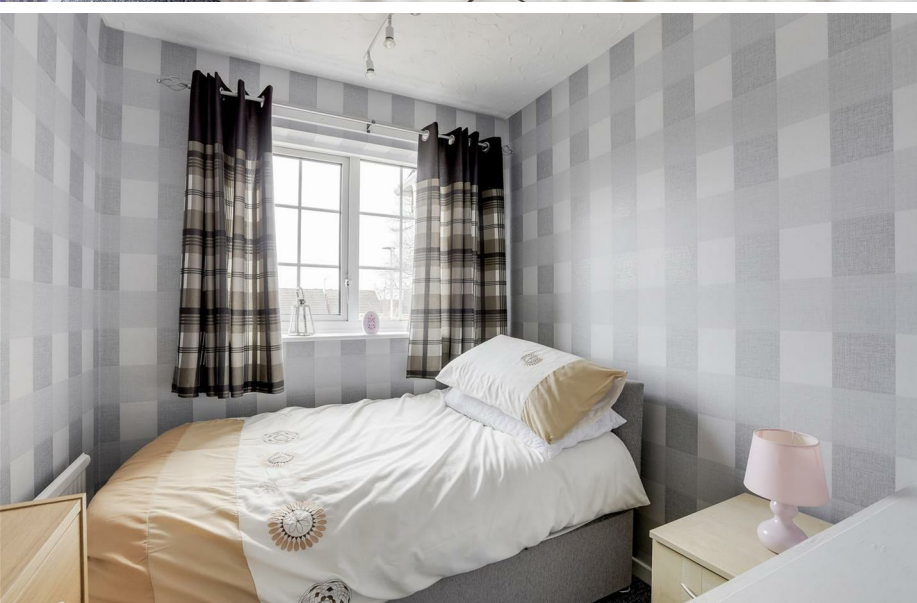
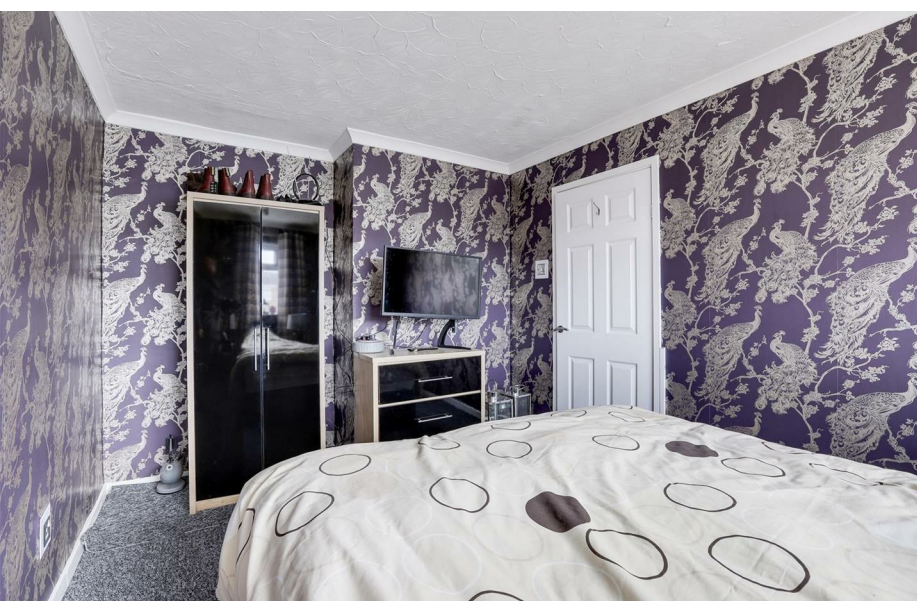
IDEAL FOR A NEW FAMILY...

This charming three-bedroom terraced home is nestled in a convenient residential area, offering easy access to local amenities such as shops and schools, has excellent transport links and is just a short walk from Titchfield Park. The ground floor features an entrance hall leading to a spacious living/dining room, complete with a fireplace, creating a warm and inviting atmosphere. The generously sized kitchen diner is fully fitted with modern units, and ample space for dining. Upstairs, the property offers three well-sized bedrooms - two spacious doubles and a comfortable single, alongside a modern three-piece bathroom suite. Externally, the front of the property benefits from a gravelled parking area, while the low-maintenance rear garden features a gravelled section and a small paved patio.

MUST BE VIEWED







- Terraced House
- Three Generously-Sized Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen/Diner
- Modern Fitted Bathroom
- Low Maintenance Garden
- Multi-Functional Garage
- Off-Street Parking
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6\*2" x 5\*10" (max) (1.89m x 1.79m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a fitted base cupboard, and a single UPVC door providing access into the accommodation.

Living / Dining Room

15\*5" x 15\*5" (max) (4.72m x 4.72m (max))

The living room has wood-effect flooring, a radiator, an electric fireplace with a wood-effect decorative surround, space for a dining table, wall-mounted light fixtures, a TV-point, coving to the ceiling, and a UPVC double-glazed bow window to the front elevation.

Kitchen / Diner

15\*5" x 8\*4" (4.71m x 2.55m )

The kitchen / diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated double-oven, a gas hob with an extractor hood, space and plumbing for a washing machine, space for a fridge freezer, fully tiled walls and flooring, a radiator, two UPVC double-glazed windows to the rear elevation and a UPVC double-glazed obscure glass door leading out to the rear garden.

FIRST FLOOR

Landing

7\*4" x 5\*11" (2.26m x 1.82m )

The landing has carpeted flooring, an in-built airing cupboard, access to the loft, and provides access to the first floor accommodation.

Airing Cupboard

3\*0" x 1\*9" (0.92m x 0.54m )

Master Bedroom

13\*8" x 9\*3" (max) (4.19m x 2.83m (max))

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

Bedroom Two

12\*0" x 9\*3" (max) (3.66m x 2.83m (max))

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

Bedroom Three

9\*0" x 6\*9" (max) (2.76m x 2.06m (max))

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

Bathroom

7\*5" x 5\*10" (max) (2.27m x 1.78m (max))

The bathroom has a concealed low level dual flush W/C, a wash basin with storage underneath, a paneled bath with a handheld shower fixture and a glass shower screen, a chrome heated towel rail, wood-effect flooring, waterproof splashback, a UPVC double-glazed obscure window to the rear elevation and an extractor fan.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-road parking, and a pathway leading to the accommodation.

Garage

15\*8" x 8\*6" (4.80m x 2.61m )

The garage has concrete flooring, lighting, power sockets, and an up and over door providing access.

Rear

To the rear of the property is an easy to maintain gravelled garden, with a paved patio area, courtesy lighting and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

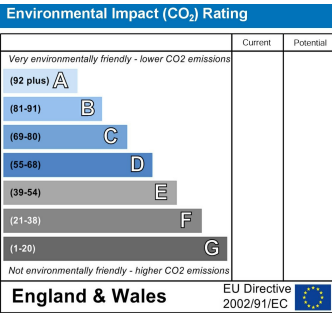
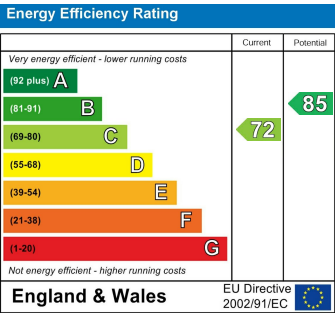
The vendor has advised the following:

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 licence 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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