

HoldenCopley

PREPARE TO BE MOVED

Titchfield Terrace, Hucknall, Nottinghamshire NG15 7HL

Guide Price £150,000 - £170,000

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GREAT FIRST TIME BUY...

This well-presented three-bedroom home offers versatile living space, making it ideal for a range of buyers from first-time homeowners to growing families. Upon entering, you're greeted by an entrance hall, a reception room, a spacious fitted kitchen with ample storage and worktop space, as well as a convenient ground floor W/C. Upstairs, the first floor comprises two generously sized double bedrooms and a well-proportioned single bedroom, all served by a three-piece bathroom suite. Externally, the property features a driveway providing off-street parking and gated access to a private, low-maintenance rear garden that is enhanced by a decking area and a pergola. Situated close to Hucknall town centre, this home benefits from easy access to a wide range of local shops, amenities, and schools. With excellent transport links, including nearby access to the M1, this property combines comfort, convenience, and great value in a desirable location.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Private Low Maintenance Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'3" x 6'11" (2.84m x 2.11m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a wall-mounted thermostat, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, and a UPVC door providing access into the accommodation.

Living Room

16'9" x 9'11" (5.12m x 3.04m)

The living room has wood-effect flooring, a radiator, a TV point, recessed spotlights, and UPVC double-glazed windows to the front and side elevation.

Kitchen

17'0" x 8'9" (5.19m x 2.69m)

The kitchen has fitted wall and base units with rolled-edge wood-effect worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, a tiled splashback, space and plumbing for a washing machine, space for an American-style fridge freezer, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, UPVC double-glazed obscure windows to the side and rear elevation, and a UPVC door providing access to the rear garden.

W/C

5'3" x 3'1" (1.61m x 0.95m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, an extractor fan, a singular recessed spotlight, and wood-effect flooring.

FIRST FLOOR

Landing

12'0" x 10'0" (3.67m x 3.06m)

The landing has carpeted flooring, an in-built cupboard, recessed spotlights, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Bedroom One

10'2" x 9'2" (3.10m x 2.81m)

The first bedroom has carpeted flooring, a radiator, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

Bedroom Two

13'3" x 9'11" (4.06m x 3.03m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights, and UPVC double-glazed obscure windows to the front and side elevation.

Bedroom Three

8'1" x 6'6" (2.47m x 1.99m)

The third bedroom has carpeted flooring, a radiator, recessed spotlights, a dado rail, a half-vaulted ceiling, and a UPVC double-glazed obscure window to the front elevation.

Bathroom

6'5" x 5'6" (1.97m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower, a shower screen, an half-vaulted ceiling, an extractor fan, a radiator, recessed spotlights, a water proof splashback, and vinyl flooring.

OUTSIDE

Front

To the front on the property is a block-paved driveway gated access to the rear garden.

Rear

To the rear of the property is an enclosed low maintenance garden with a decking area, a pergola, a block-paved patio area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G some 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

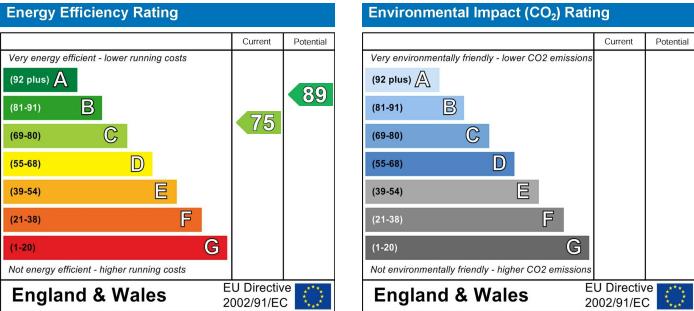
DISCLAIMER

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.

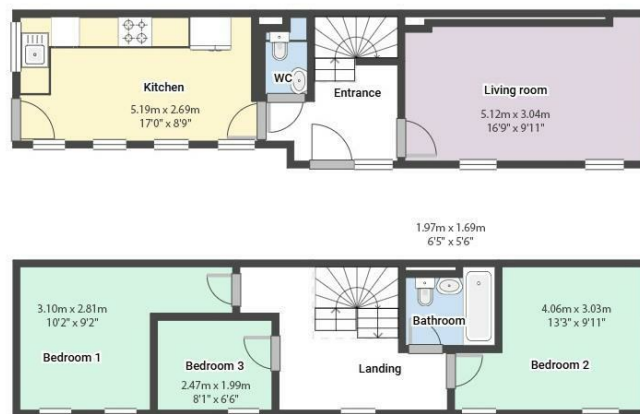
The vendor has advised the following:
Property Tenure is Freehold
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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