

# HoldenCopley

PREPARE TO BE MOVED

Florence Street, Hucknall, Nottinghamshire NG15 6EB

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By Auction £99,000

This property is for sale by Modern Method of Auction powered by iamsold LTD - £99,000 + Reservation Fee

NO UPWARD CHAIN...

This two-bedroom mid-terraced house offers spacious accommodation and fantastic potential throughout, making it the perfect purchase for a range of buyers looking for a property to put their own stamp on or for a great investment opportunity. Offered to the market with no upward chain, this property is situated on a quiet no-through road in the popular location of Hucknall, within close proximity to a range of local amenities and excellent transport links. Internally, the ground floor comprises an entrance leading into a well-proportioned living room, a spacious kitchen, and a three-piece bathroom suite. The first floor hosts two double bedrooms, both benefiting from in-built storage. Outside to the front, there is on-street parking, whilst to the rear is a low-maintenance courtyard with the added benefit of two useful brick-built outhouses.

A FANTASTIC OPPORTUNITY NOT TO BE MISSED!





- Mid-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Spacious Kitchen
- Ground Floor Bathroom
- No Upward Chain
- Low Maintenance Garden
- Brick-Built Outhouse
- Plenty Of Potential
- Popular Location

GROUND FLOOR

Entrance Hall

3'0" x 2'11" (0.92m x 0.89m)

The entrance hall has exposed flooring and a single UPVC door providing access into the accommodation.

Living Room

10'10" x 9'5" (3.32m x 2.89m)

The living room has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a fitted base cupboard, a recessed chimney breast alcove with a fireplace and exposed brick surround, a tiled hearth, a radiator, and an exposed brick arch leading into the kitchen.

Kitchen

12'4" x 11'10" (3.78m x 3.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker and various appliances, space and plumbing for a washing machine, vinyl flooring, a radiator, an in-built open under-stair cupboard, and a UPVC double-glazed window to the rear elevation.

Lobby

5'10" x 3'9" (1.79m x 1.15m)

The lobby has tiled flooring and a single UPVC door providing access to the garden.

Bathroom

7'2" x 5'10" (2.20m x 1.79m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bathtub, a radiator, tiled splashback, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

2'6" x 1'9" (0.78m x 0.55m)

The landing has exposed flooring and provides access to the first floor accommodation.

Bedroom One

12'4" x 12'0" (3.78m x 3.66m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a dado rail, and an in-built wardrobe.

Bedroom Two

10'11" x 9'6" (3.35m x 2.91m)

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

OUTSIDE

To the front of the property is on-street parking and to the rear is a low maintenance courtyard with two brick-built outhouses.

ADDITIONAL INFORMATION

- Broadband Networks -
- Broadband Speed - \*\*Mbps
- Phone Signal - 3G / 4G / 5G
- Electricity - Mains Supply
- Water - Mains Supply
- Heating - Electric or Gas Central Heating - Connected to Mains Supply
- Septic Tank -
- Sewage - Mains Supply
- Flood Risk - No flooding in the past 5 years+
- Flood Risk Area -
- Non-Standard Construction -
- Any Legal Restrictions -
- Other Material Issues -

DISCLAIMER

Council Tax Band Rating - Council - Band  
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

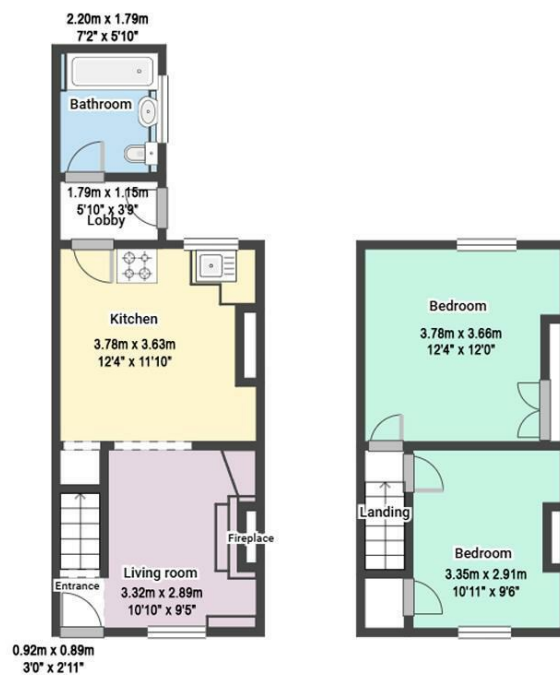
Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold).  
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.  
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.  
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.  
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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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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