

# HoldenCopley

PREPARE TO BE MOVED

Wenlock Drive, Hucknall, Nottinghamshire NG15 8HX

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Guide Price £210,000 - £220,000

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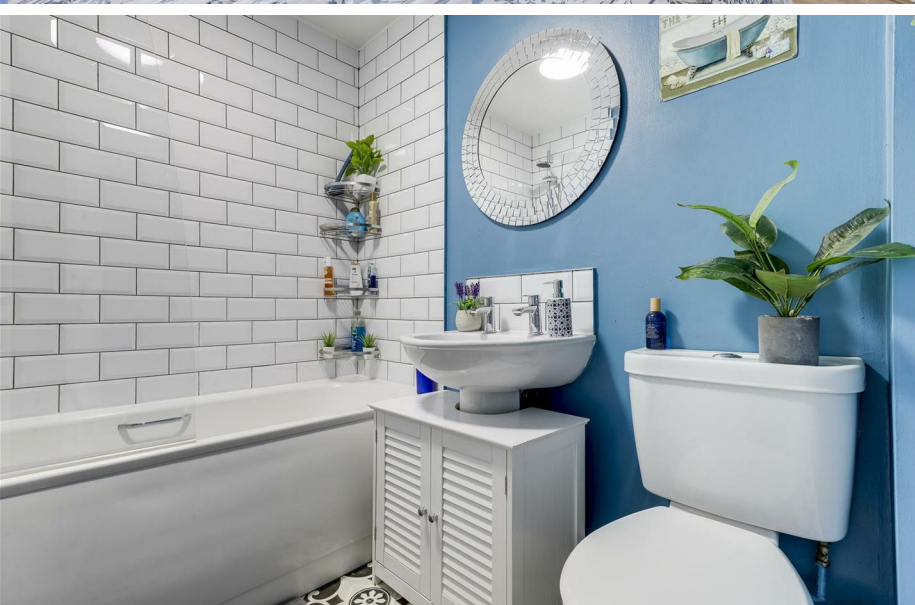
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### WELL-PRESENTED FAMILY HOME...

This beautifully presented three-bedroom end-terrace house is situated in a popular and convenient location, close to a range of local amenities including shops, eateries, and excellent transport links such as train and tram stations providing direct access into Nottingham City Centre. This property would make the perfect purchase for a range of buyers, including growing families. To the ground floor, the property offers a modern fitted kitchen with ample storage space and room for a breakfast bar, with access to a convenient ground-floor W/C. Completing the ground floor is a spacious lounge-diner featuring in-built storage and double French doors leading out to the rear garden, flooding the room with natural light and creating a bright and airy atmosphere. Upstairs, the first floor hosts three bedrooms serviced by a stylish three-piece bathroom suite. Outside, to the front of the property is a low-maintenance garden, a driveway providing off-street parking for two vehicles, and gated access to the rear. To the rear of the property is a well-maintained, enclosed garden with a lawn, a paved pathway, useful shed for storage, and planted borders.

### MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious & Bright Lounge-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Street Parking For Two Cars
- Private Enclosed Garden
- Great Location
- Must Be Viewed





GROUND FLOOR

Kitchen

10'5" x 9'8" (3.18 x 2.96)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan-neck mixer tap and a drainer, an integrated oven and gas hob with an extractor fan, a wall-mounted combi boiler, space and plumbing for a washing machine, space for a fridge freezer, space for a breakfast bar table, vinyl flooring, carpeted stairs, partially tiled walls, a radiator, a UPVC double-glazed window to the front elevation, and a composite door providing access into the accommodation.

W/C

5'6" x 2'10" (1.69 x 0.88)

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, vinyl flooring, a radiator, and an extractor fan.

Lounge-Diner

14'11" x 13'8" (4.56 x 4.18)

The lounge-diner has wood-effect flooring, a radiator, a TV point, an-inbuilt storage cupboard, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

6'7" x 4'7" (2.03 x 1.41)

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

13'8" x 10'5" (4.17 x 3.18)

The master bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'6" x 7'7" (2.91 x 2.32)

The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'2" x 5'9" (2.80 x 1.77)

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

Bathroom

7'1" x 5'6" (2.18 x 1.69)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld electric shower and a glass shower screen, tiled flooring, partially tiled walls, a radiator, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for two cars, a lawned area, a gravelled area, and a paved pathway providing access to the rear garden.

Rear

To the rear of the property is a lawned garden, a paved pathway, a planted border, a wooden shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

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 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.

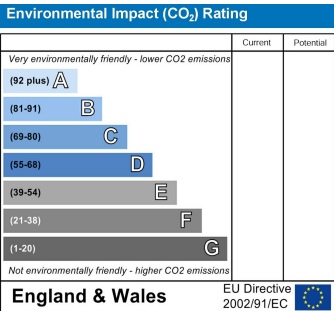
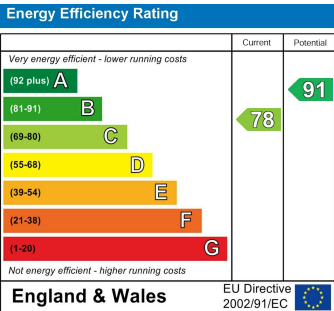
The vendor has advised the following:

Property Tenure is Freehold.

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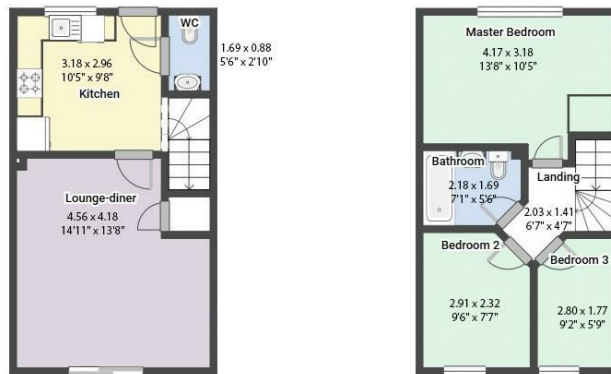
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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