

HoldenCopley

PREPARE TO BE MOVED

Minerva Grove, Hucknall, Nottinghamshire NG15 8GW

£190,000

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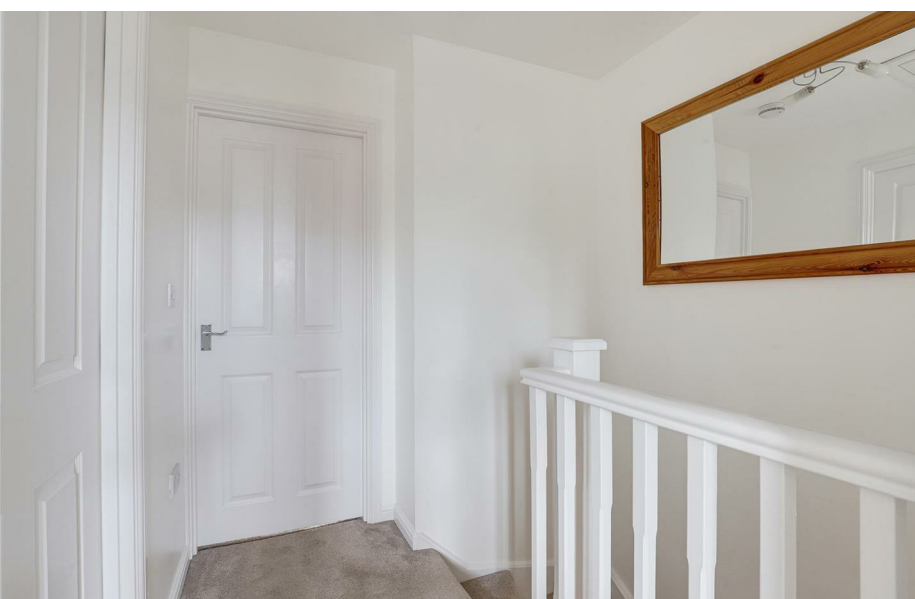


NO UPWARD CHAIN...

An exceptional opportunity to acquire this beautifully presented two-bedroom semi-detached home, offered to the market with the advantage of no upward chain. Perfectly suited for a range of buyers, from first-time purchasers to those seeking a low-maintenance investment or downsizing, this modern property is ready to move into. The ground floor provides an entrance hall, leading to a generously proportioned living room ideal for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while the convenient ground floor W/C adds to the practicality of the home. On the first floor, two spacious double bedrooms are complemented by a stylish three-piece bathroom suite. Externally, the property boasts a private driveway to the front, providing off-street parking. To the rear, the well-maintained garden with an artificial lawn and two separate patio seating areas, perfect for outdoor dining and enjoying the warmer months. Located in a sought-after residential area, the property benefits from close proximity to local shops, excellent schools, and convenient transport links, including the nearby train station and easy access to the M1, making it an ideal choice for both families and commuters.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Driveway
- Well-Presented Rear Garden
- Recently Renovated
- No Upward Chain





GROUND FLOOR

Entrance Hall

10*9" x 3*7" (3.28m x 1.10m)

The entrance hall has luxury vinyl plank flooring, carpeted stairs, a radiator, a wall-mounted thermostat, and a composite door providing access into the accommodation.

Kitchen

10*7" x 5*4" (3.24m x 1.63m)

The kitchen has a range of fitted handleless wall and base units with squared-edge worktops and splashback, a composite sink with a swan neck mixer tap and a drainer, an integrated oven with a ceramic hob, splashback, and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, and a UPVC double-glazed window to the front elevation.

Living Room

13*8" max x 12*4" (4.19m max x 3.78m)

The living room has luxury vinyl plank flooring, a radiator, a TV point, space for a dining table, an in-built cupboard, and double French doors opening out on to the rear garden.

W/C

5*6" x 3*1" (1.68m x 0.96m)

This space has a low level dual flush W/C, a vanity storage unit with an integrated wash basin, a chrome heated towel rail, recessed spotlights, wood-effect flooring, floor-to-ceiling tiling, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

6*7" x 3*1" (2.02m x 0.94m)

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

Bedroom One

12*3" x 8*3" (3.75m x 2.54m)

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

Bedroom Two

12*3" max x 9*5" (3.75m max x 2.89m)

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

Bathroom

6*6" x 5*7" (1.99m x 1.72m)

The bathroom has a low level dual flush W/C, a vanity storage unit with an integrated wash basin, a panelled bath with a mains fed thermostatic rainfall shower and handheld shower head, a handheld shower head, a bi-folding shower screen, a chrome heated towel rail, recessed spot lights, an extractor fan, vinyl flooring, tiled walls, and a UPVC double-glazed obscure window the side elevation.

OUTSIDE

Front

To the front of the property, there is a driveway providing off-street parking, a low-maintenance gravelled area, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, an artificial lawn, a variety of plants, courtesy lighting, gravelled planter boarders, an additional patio seating space, and fence panelled boundaries.

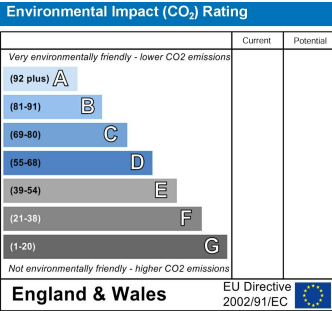
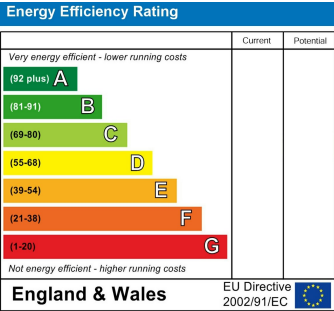
ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Some 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 -Very Low
- Non-Standard Construction – TBC
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

DISCLAIMER

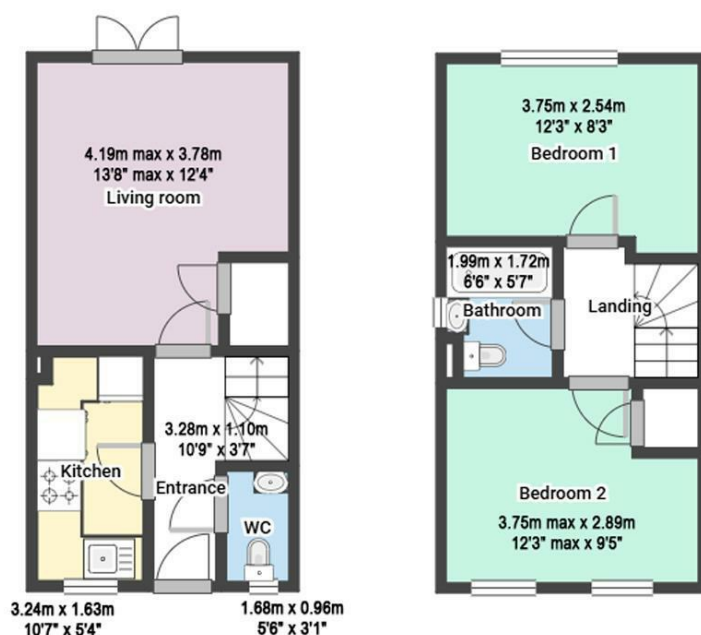
Council Tax Band Rating - Ashfield District Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.
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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