

HoldenCopley

PREPARE TO BE MOVED

Betts Avenue, Hucknall, Nottinghamshire NG15 6UP

Guide Price £230,000

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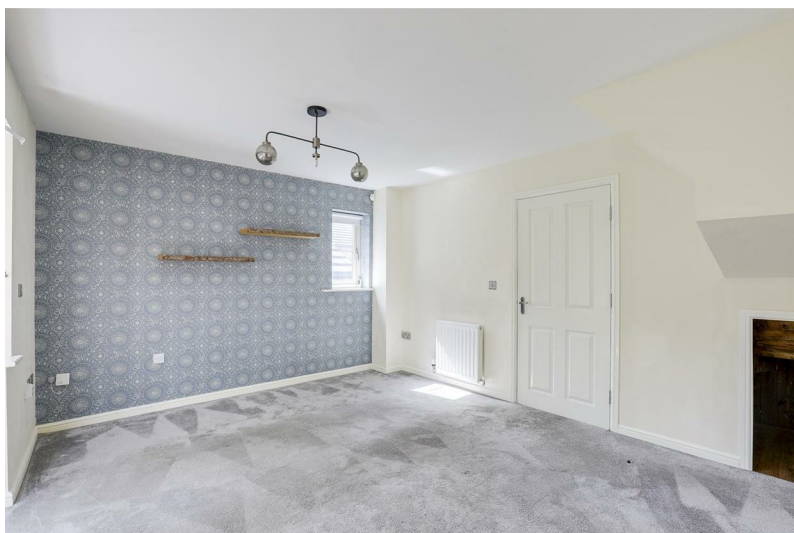


GUIDE PRICE £230,000-£240,000

SPACIOUS END TOWN HOUSE...

Tucked away just a stone's throw from the hustle of Hucknall's Town Centre, this three-storey end town house offers a little slice of suburban convenience. Residents will find themselves right at the pulse of the community, where shops, schools, and eateries are all within arm's reach. Whether you're hopping on a tram, train, or bus—or simply taking the car getting around is a breeze, making it perfect for just about anyone looking to settle down. Step inside, and you're greeted by an entrance hall that leads the way. To your left, a fitted kitchen with a bay window that catches the light and lets you peek out to the street. To the right, a living room that feels just right for unwinding, with double French doors that open onto the back garden, blurring the lines between inside and out. You'll also find a handy W/C tucked away on the ground floor. Upstairs, three bedrooms await, along with a three-piece bathroom. The top floor brings even more space with a double bedroom, complete with its own en-suite, perfect for a bit of privacy. To the front, a small gravelled area, a driveway, with plenty of space for the car and access to the garage. The rear garden is fully enclosed, with a shed, a patio area for summer nights, a patch of lawn, and a boundary fence to keep things private. There's even a bit of courtesy lighting and an outdoor electrical socket for those late-night garden projects or just adding a touch of mood lighting. Gated access rounds it all off.

MUST BE VIEWED





- End Town House
- Four Bedrooms
- Fitted Kitchen
- Living Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'5" x 3'6" (4.40m x 1.08m)

The entrance hall has carpeted flooring, a recessed doormat, a radiator, and a composite door providing access to the accommodation

W/C

4'10" x 3'10" (1.48m x 1.18m)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin with tiled splashback, a radiator, and wood-effect flooring

Kitchen

14'5" x 12'8" (4.40m x 3.88m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, a gas ring hob, a radiator, tiled splashback, wood-effect flooring, and a UPVC double-glazed window to the front elevation

Living Room

14'5" x 14'1" (4.40m x 4.30m)

The living room has UPVC double-glazed windows to the side and rear elevations, an understairs cupboard, two radiators, carpeted flooring, a recessed doormat, and double French doors opening onto the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard, a radiator, and provides access to the first-floor accommodation

Bedroom Two

14'5" x 8'6" (4.40m x 2.61m)

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

Bedroom Three

11'3" x 6'2" (3.45m x 1.88m)

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

Bedroom Four

8'9" x 8'2" (2.67m x 2.49m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and underlay flooring

Bathroom

6'6" x 6'2" (2.00m x 1.88m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl flooring

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator, and provides access to the second-floor accommodation

Bedroom One

14'5" x 12'9" (4.40m x 3.91m)

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, a range of fitted wardrobes, carpeted flooring, loft access with lighting, and access to the en-suite

En-Suite

14'7" x 6'3" (4.46m x 1.92m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low-level flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, a shaver socket, a built-in cupboard, recessed spotlights, partially tiled walls, and vinyl flooring

OUTSIDE

Front

To the front of the property, there is a planted area with established bushes, access to the rear garden, a driveway, and access to the garage

Garage

16'7" x 8'8" (5.06m x 2.66m)

The garage offers ample storage and features an up-and-over door that opens to the driveway

Rear

To the rear of the property, there is an enclosed garden with courtesy lighting, an outdoor electrical socket, a shed, a patio, a lawn, a fenced boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

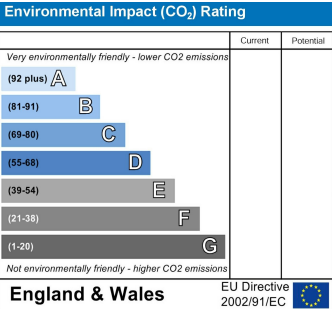
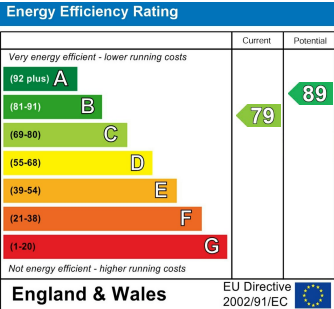
The vendor has advised the following:

Property Tenure is Freehold

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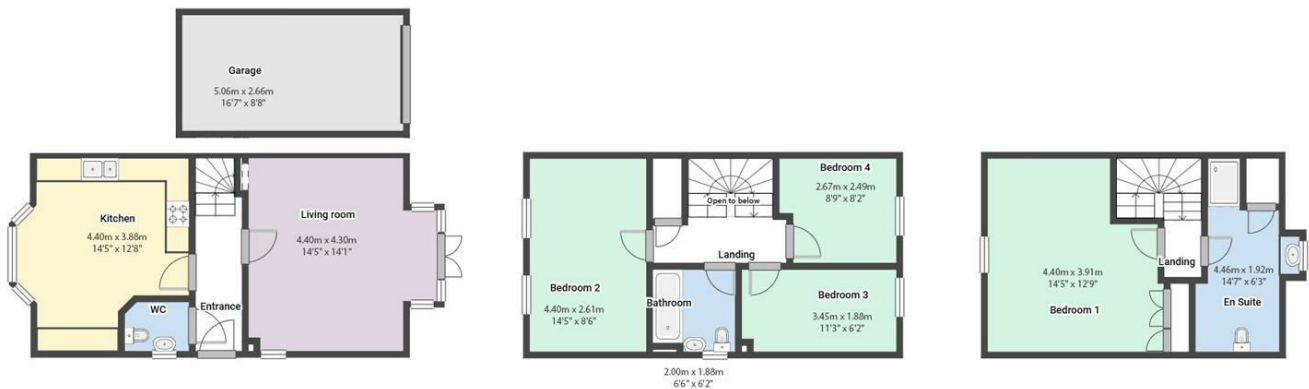
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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