

HoldenCopley

PREPARE TO BE MOVED

Albert Close, Hucknall, Nottinghamshire NG15 7UZ

£156,000 - The purchase price is 80% of the open
market value

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AFFORDABLE HOUSE IN POPULAR LOCATION...

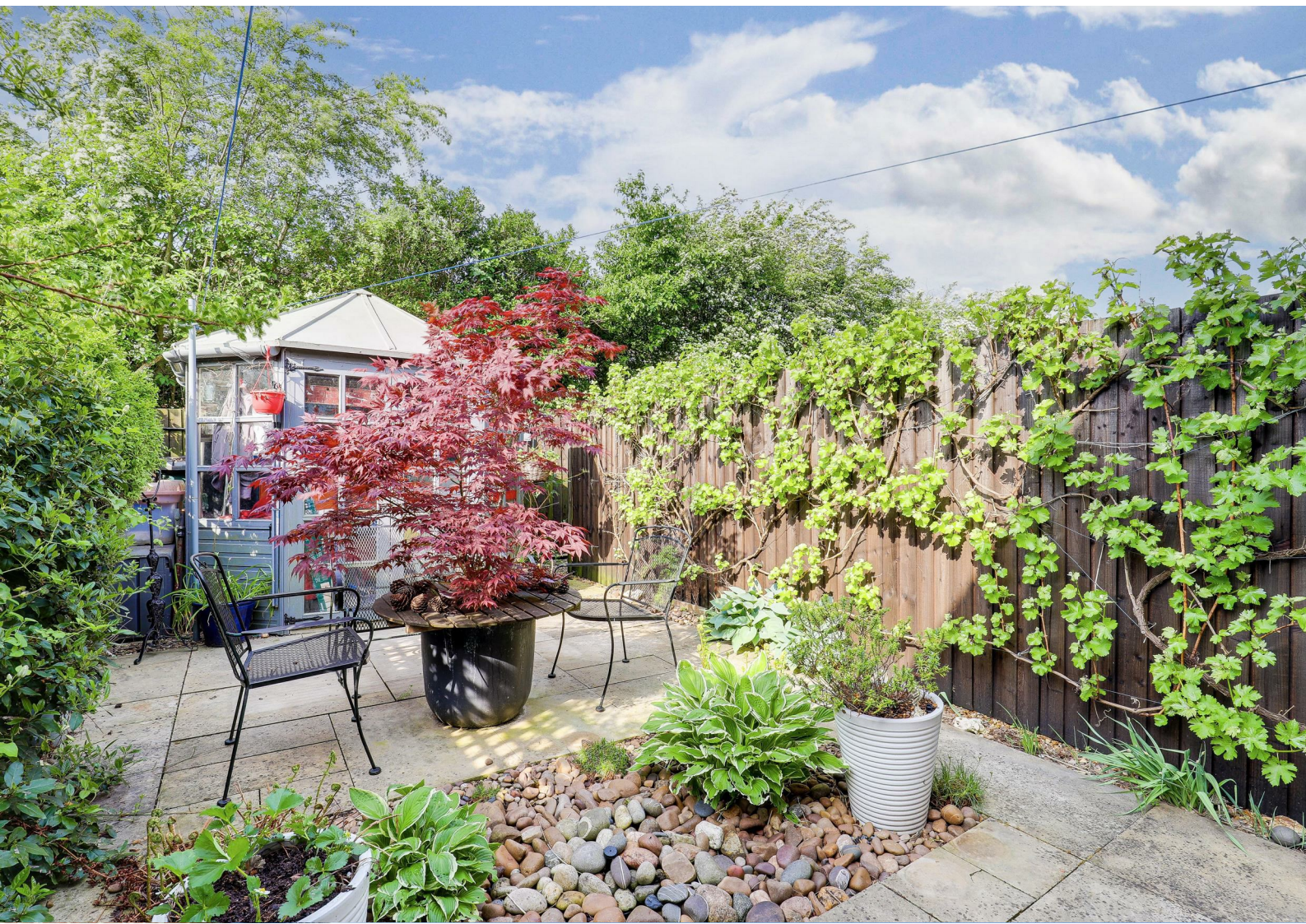
This delightful mid-terraced home is perfectly positioned in a popular location with effortless access to Hucknall Town Centre, offering a host of local amenities including shops, schools, and excellent transport links. Beautifully presented throughout, this property is ideal for any growing family or first-time buyer looking for a home they can move straight into. To the ground floor, you are welcomed by a spacious entrance hall leading to a modern fitted kitchen, a bright and airy reception room perfect for relaxing or entertaining, and a convenient ground floor W/C. Upstairs, the first floor hosts two generously sized double bedrooms, both served by a three-piece bathroom suite. Outside, the property boasts excellent curb appeal with a neatly maintained front border and courtesy lighting. To the rear, a private south-facing garden offers a patio seating area, a charming summer house, and fence panelled boundaries for added privacy. The garden also benefits from gated access leading to a driveway with a designated parking space.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed South-Facing Rear Garden
- Off-Street Parking
- Popular Location
- Section 106





GROUND FLOOR

Entrance Hall

8'11" x 6'9" (2.72m x 2.07m)

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

Kitchen

10'8" x 5'2" (3.27m x 1.59m)

The kitchen has fitted wall and base units with rolled-edge worktops, a stainless steel sink with a mixer tap and a drainer, an integrated oven with a gas hob, a splashback and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, and a UPVC double-glazed window to the front elevation.

Living Room

15'10" x 12'3" (4.83m x 3.75m)

The living room has carpeted flooring, a radiator, an in-built cupboard, a TV point, and double French doors opening out onto the rear garden.

W/C

5'6" x 3'2" (1.68m x 0.97m)

This space has a low level dual flush W/C, a pedestal wash basin and tiled splashback, a radiator, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

6'6" x 6'5" (2.00m x 1.97m)

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

Master Bedroom

12'3" x 9'3" (3.75m x 2.83m)

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

Bedroom Two

12'3" x 8'7" (3.75m x 2.63m)

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

Bathroom

6'5" x 5'5" (1.96m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a panelled bath with a mains fed shower and a handheld shower head, a radiator, and floor-to-ceiling tiling.

OUTSIDE

Front

To the front on the property is a well maintained forecourt with various plants and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a graveled area, a summer house, various plants, and fence panelled boundaries. Additionally, there is gated access to the driveway that provides off-street parking.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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 - Any Legal Restrictions - Section 106 - The purchase price is 80% of the open market value, the buyer will own 100% of the freehold with no additional charges, the 20% discount will need to be preserved and passed on to future buyers. The buyer needs to live in it, this can not be used as a rental property.

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.

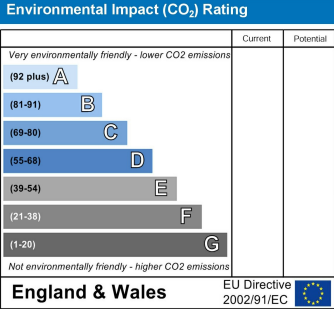
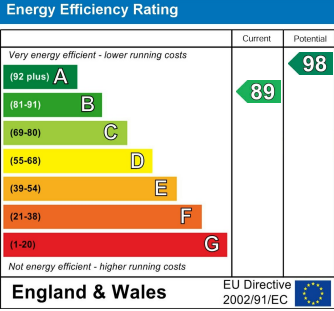
The vendor has advised the following:

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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01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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