

HoldenCopley

PREPARE TO BE MOVED

Windmill Grove, Hucknall, Nottinghamshire NG15 7GJ

£230,000

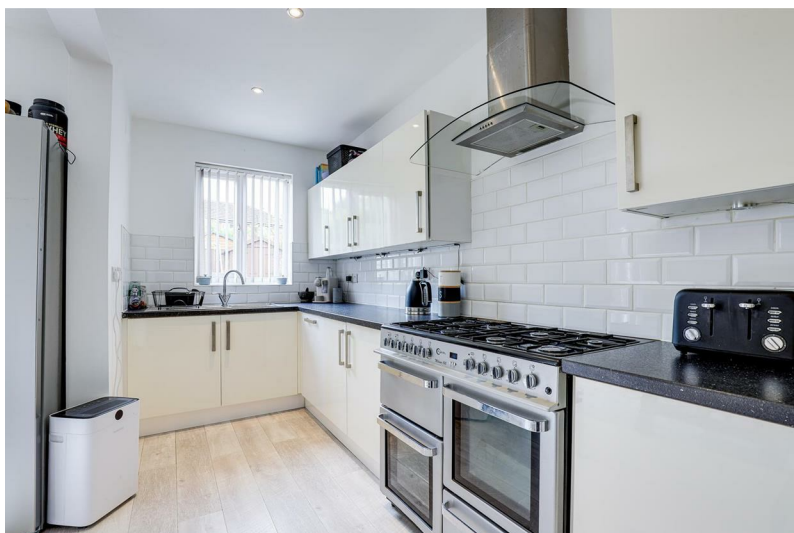
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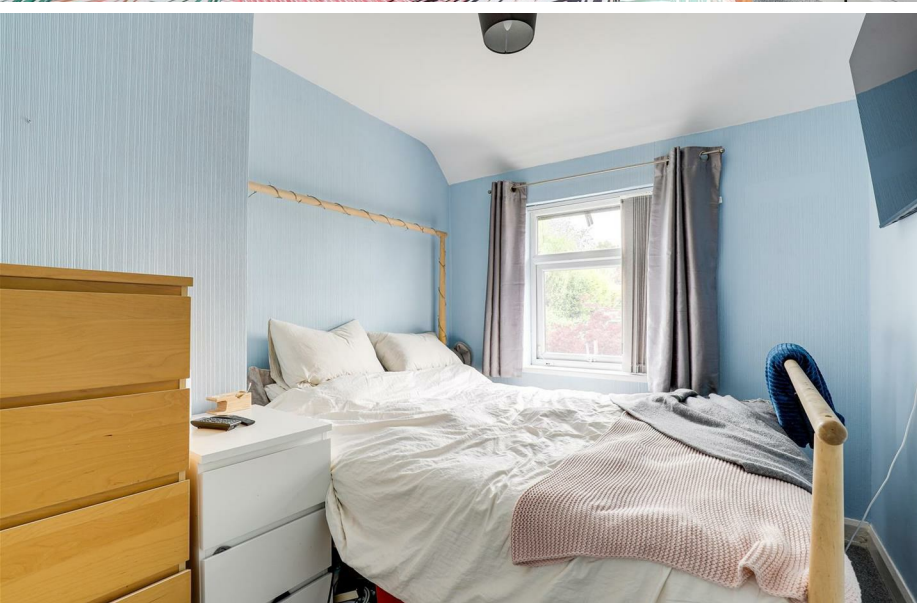


IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached home is perfect for first-time buyers looking for a move-in-ready property. Situated in a popular residential area, the property is just a stone's throw away from a range of local amenities, excellent transport links, and schools. The ground floor comprises an inviting entrance hall leading to a spacious reception room with a feature bay window, creating a bright and welcoming space. The dining room provides an ideal setting for family meals, with double French doors opening out to the rear garden. The open-plan layout flows seamlessly into the modern kitchen, equipped with ample storage and workspace for your culinary needs. The first floor are two double bedrooms, a single bedroom, and a modern three-piece bathroom suite. Outside, the front of the property offers a driveway providing off-road parking for two vehicles. To the rear is a private, enclosed garden featuring a patio seating area, a gravelled section and a lawn ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay Fronted Reception Room
- Open-Plan Modern Kitchen And Dining Room
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*10" x 5*5" (1.18m x 1.67m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

11*2" x 13*0" (3.41m x 3.97m)

The living room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Dining Room

12*9" x 12*1" (3.91m x 3.69m)

The dining room has laminate wood-effect flooring, a radiator, recessed spotlights, an in-built storage cupboard, open-plan access to the kitchen and double-french doors opening out to the rear garden.

Kitchen

5*11" x 15*11" (1.81m x 4.87m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainr and a swan neck mixer tap, an integrated dishwasher, a freestanding range cooker & extractor fan, space and plumbing for a washing machine, partially tiled walls, recessed spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

5*10" x 11*1" (1.80m x 3.39m)

The landing has carpeted flooring and access to the first floor accomodation.

Master Bedroom

13*5" x 11*1" (4.10m x 3.40m)

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

Bedroom Two

10*0" x 8*1" (3.06m x 2.48m)

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

Bedroom Three

6*11" x 10*2" (2.11m x 3.10m)

The third bedroom has carpeted flooring, a radiator, access to the loft and a UPVC double-glazed bay window to the rear elevation.

Bathroom

7*1" x 8*11" (2.18m x 2.74m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of a property is a driveway providing off-road parking for two vehicles, gated access to rear garden and picket fence boundaries.

Rear

To the rear is an enclosed garden with a paved patio area, a gravel area, a lawn, a shed and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

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 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.

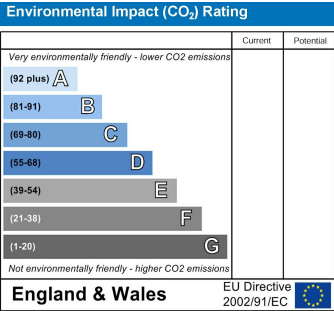
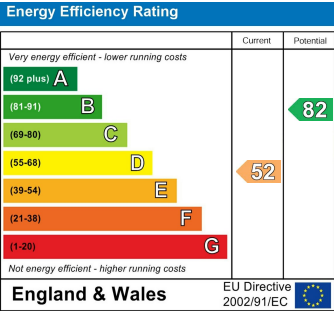
The vendor has advised the following:

Property Tenure is Freehold

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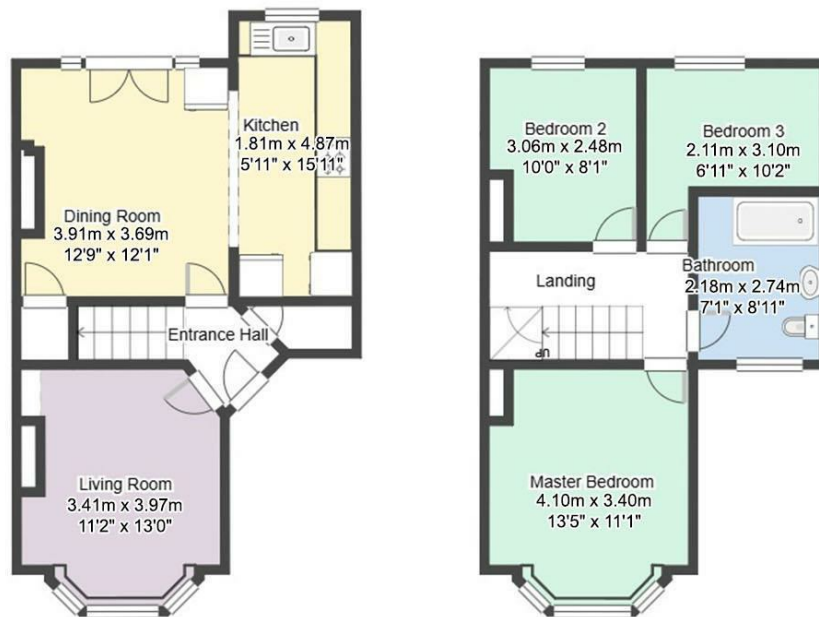
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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