

# HoldenCopley

PREPARE TO BE MOVED

George Street, Hucknall, Nottinghamshire NG15 7DZ

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Guide Price £170,000 - £180,000



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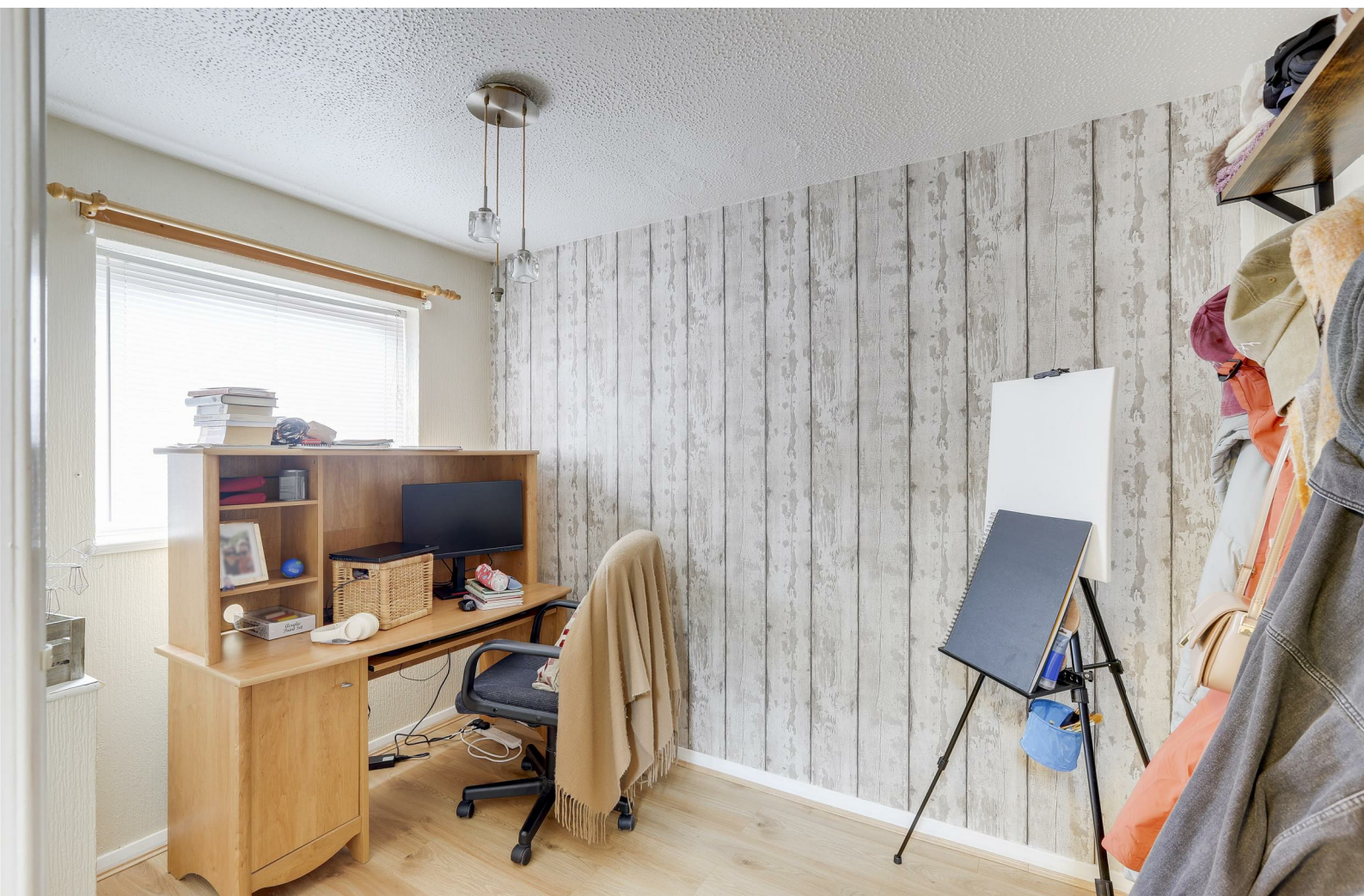


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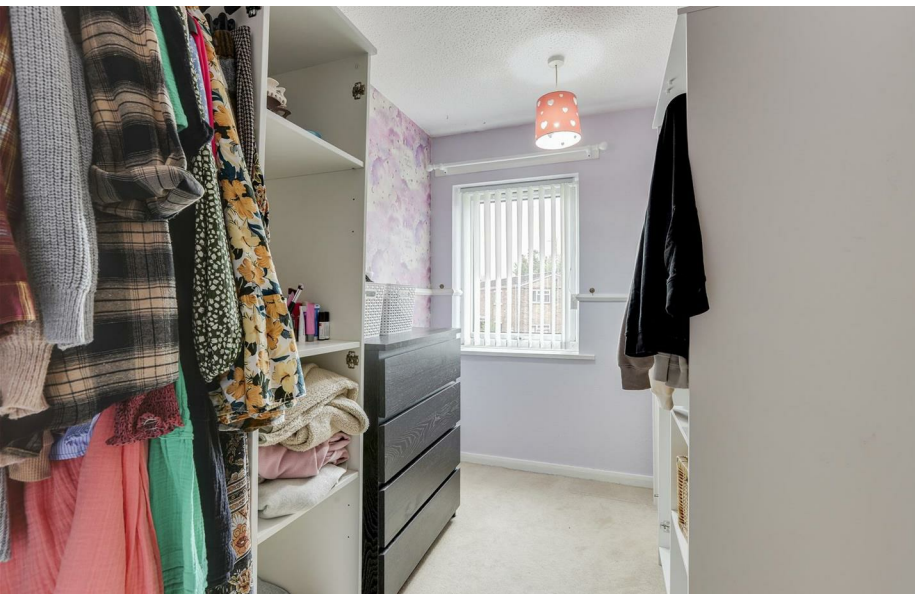
IDEAL FOR FIRST TIME BUYERS...

This three-bedroom end terrace house offers deceptively spacious accommodation throughout, making it an ideal purchase for first-time buyers looking to step onto the property ladder. Situated in a popular location, the property benefits from close proximity to local shops, great schools, and excellent transport links, ensuring everything you need is within easy reach. The ground floor comprises a fitted kitchen, a generous living/dining room perfect for family life and entertaining, and a versatile office space—ideal for those working from home or needing a quiet study area. Upstairs, the first floor hosts three comfortable bedrooms, a shower room, and access to a boarded loft providing valuable storage space. Externally, the property boasts a private block-paved garden to the front, offering a low-maintenance outdoor area. To the rear, a private south-facing garden awaits, complete with a decked seating area, a lawn bordered by mature shrubs and a variety of plants, and a useful shed for additional storage. There is plenty of on-street parking available for added convenience.

NO UPWARD CHAIN







- End-Terrace House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Living/Dining Room
- Versatile Office
- Shower Room
- Private South-Facing Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Kitchen

15'3" x 9'8" (max) (4.67m x 2.97m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, wood-effect flooring, carpeted stairs, a radiator, partially tiled walls, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Office

10'0" x 7'5" (max) (3.06m x 2.28m (max))

The office has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and an extractor fan.

Living/Dining room

17'3" x 13'5" (max) (5.27m x 4.10m (max))

The living/dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, a dado rail and double French doors providing access out to the garden.

FIRST FLOOR

Landing

13'7" x 5'10" (max) (4.15m x 1.80m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

10'7" x 10'8" (3.25m x 3.26m )

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

Bedroom Two

10'2" x 6'4" (3.11m x 1.94m )

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

Bedroom Three

9'5" x 6'11" (2.89m x 2.12m )

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a dado rail.

Shower Room

7'10" x 7'6" (max) (2.40m x 2.31m (max))

The shower room has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with an electric shower, wood-effect flooring, tiled walls, a chrome heated towel rail, a built-in cupboard and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a private block paved garden with a fence panelled boundary and single gate.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, decking, a lawn, mature shrubs, various plants, a shed and a single gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & some 3G & 5G available

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

The vendor has informed us that there has been an extension which has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Ashfield District Council - Band C

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.

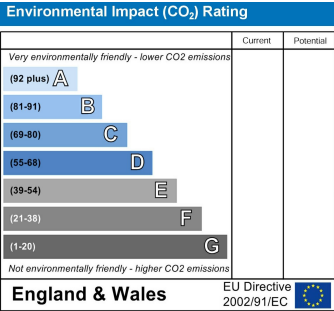
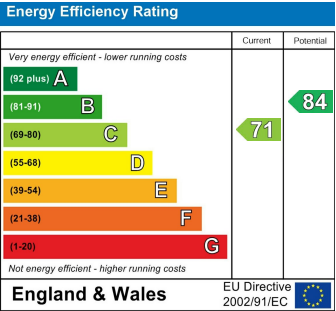
The vendor has advised the following:

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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