

# HoldenCopley

PREPARE TO BE MOVED

Astral Grove, Hucknall, Nottinghamshire NG15 6FY

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£250,000

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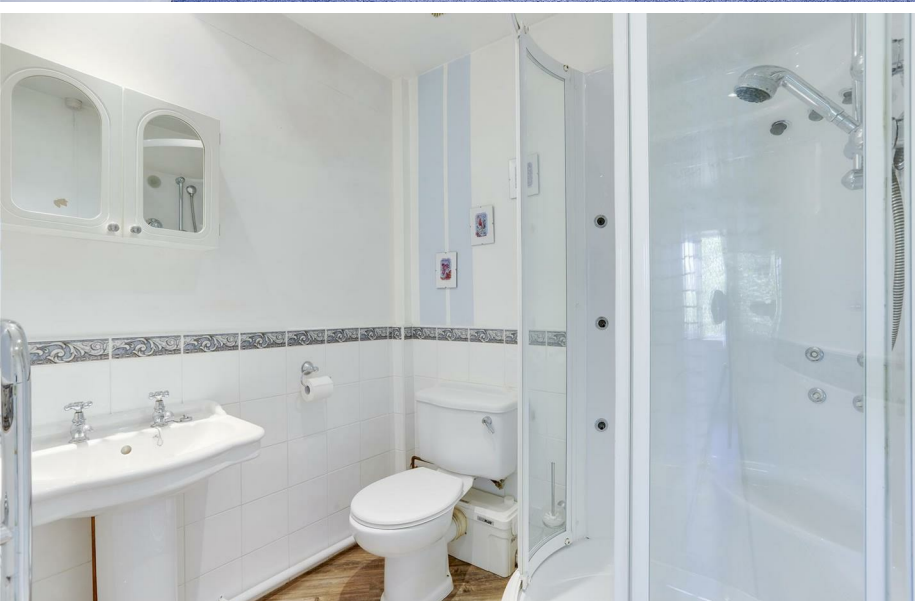


## NO UPWARD CHAIN...

This three-bedroom semi-detached home is brimming with potential and would make the perfect purchase for a wide range of buyers, from growing families to investors alike. Offered to the market with no upward chain, this property is ideally located in a popular residential area close to a range of local amenities, excellent schools, shops, and transport links including easy access to the M1, making it ideal for commuters. Internally, the ground floor comprises an entrance hall, a convenient W/C, a spacious living room with double French doors opening out to the rear garden, a dining room with open access to a light-filled conservatory also featuring French doors to the garden, and a fitted kitchen complete with integrated appliances and a serving hatch into the dining room. To the first floor, the property offers three double bedrooms, one of which benefits from its own en-suite while the remaining two are serviced by a three-piece bathroom suite. Outside, to the front of the property is a brick-paved driveway providing off-street parking and access to a garage with additional storage space. To the rear is a south-facing garden, featuring a decked seating area, a lawn, and a variety of mature trees, plants, and shrubs, the perfect space for enjoying the warmer months.

## MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Two Three-Piece Bathroom Suites
- Conservatory
- Ground Floor W/C
- Garage & Additional Storage
- Driveway
- Enclosed Rear Garden
- No Upward Chain





GROUND FLOOR

Entrance Hall

7'10" x 5'11" (max) (2.39m x 1.82m (max))  
The entrance hall has carpeted flooring, coving to the ceiling, an open archway, access to the W/C, a UPVC double-glazed stained glass feature window to the front elevation, and a UPVC door providing access into the accommodation.

W/C

6'0" x 4'2" (1.84m x 1.28m )  
This space has a low level flush W/C, and vanity storage unit with a wash basin, a radiator, floor-to-ceiling tiling, wood-panelling to the ceiling, and a UPVC double-glazed window to the front elevation.

Corridor

9'4" x 2'9" (2.86m x 0.85m )  
The corridor has carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Living Room

17'11" x 14'11" (max) (5.48m x 4.56m (max))  
The living room has carpeted flooring, coving to the ceiling, a gas fireplace with a hearth and exposed brick surround, wood-panelling to the alcoves, two radiators, two internal UPVC double-glazed windows looking into the conservatory, and double French doors opening out on to the rear garden.

Dining Room

10'9" x 10'0" (3.30m x 3.06m )  
The dining room has wood-effect flooring, coving to the ceiling, a radiator, an open serving hatch from the kitchen, partial wood-panelling to the walls, and open access to the conservatory.

Conservatory

14'9" x 8'11" (4.50m x 2.72m )  
The conservatory has a polycarbonate roof, wood-effect flooring, UPVC double glazed windows to the side read and side elevation, and double French doors opening out on to the rear garden.

Kitchen

12'7" x 9'1" (max) (3.86m x 2.79m (max))  
The kitchen has a range of fitted wall and base units with tiled worktops, a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, microwave and dishwasher, a gas hob with an extractor fan, a wall-mounted boiler, tiled flooring, partially tiled walls, exposed beams to the ceiling, recessed spotlights, and a UPVC door providing access to front of the property.

FIRST FLOOR

Landing

14'6" x 2'9" (4.44m x 0.86m )  
The landing has carpeted flooring, a dado rail, access to the loft via a drop-down ladder, a storage cupboard, and provides access to the first floor accommodation.

Master Bedroom

17'10" x 9'9" (max) (5.46m x 2.99m (max))  
The master bedroom has carpeted flooring, a radiator, an in-built cupboard, an in-built wardrobe, two UPVC double-glazed windows to the rear and side elevation, and access to the en-suite.

En-Suite

6'4" x 5'8" (1.94m x 1.74m )  
The en-suite has a low level flush W/C, a pedestal wash basin, a jet shower pod with a handheld shower head, a chrome heated towel rail, an extractor fan, recessed spotlights, vinyl flooring and partially tiled walls.

Bedroom Two

15'7" x 10'9" (max) (4.76m x 3.30m (max))  
The second bedroom has carpeted flooring, coving to the ceiling, an in-built wardrobe, a radiator, and two UPVC double-glazed windows to the rear elevation.

Bedroom Three

10'9" x 9'1" (max) (3.28m x 2.79m (max))  
The third bedroom has carpeted flooring, coving to the ceiling, and in-built wardrobe, a radiator, and a UPVC double-glazed window to the front elevation.

Shower Room

8'11" x 6'1" (2.74m x 1.86m )  
The shower room has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in mains fed shower with a handheld shower head, a shower screen, a chrome heated towel rail, partially tiled walls, a wall-mounted shaving point, recessed spotlights, vinyl flooring, and two UPVC double-glazed obscure windows to the front elevation.

OUTSIDE

Garage

18'3" x 14'6" (5.57m x 4.42m )  
The garage has lighting, power points, a UPVC obscure window to the side elevation, a UPVC door providing side access, and an electric up-and-over door.

Outside Storage

4'0" x 3'3" (1.24m x 1.01m )  
This space has tiled flooring, lighting, power points, and a UPVC door.

Front

To the front of the property is a brick-paved driveway for off-street parking, a lawn, various mature trees and shrubs, gated access to the rearm, access to the garage and outside storage, and hedge boundaries.

Rear

To the rear of the property is an enclosed south-facing garden with a decked area, a lawn, various mature trees, plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATON

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G/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 – No  
Other Material Issues – No

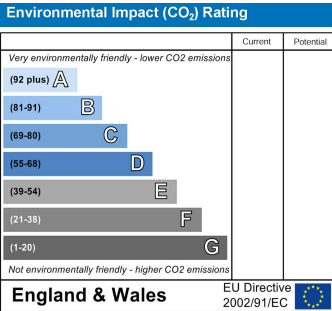
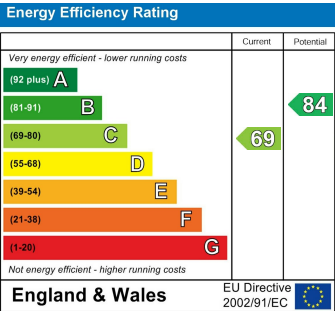
DISCLAIMER

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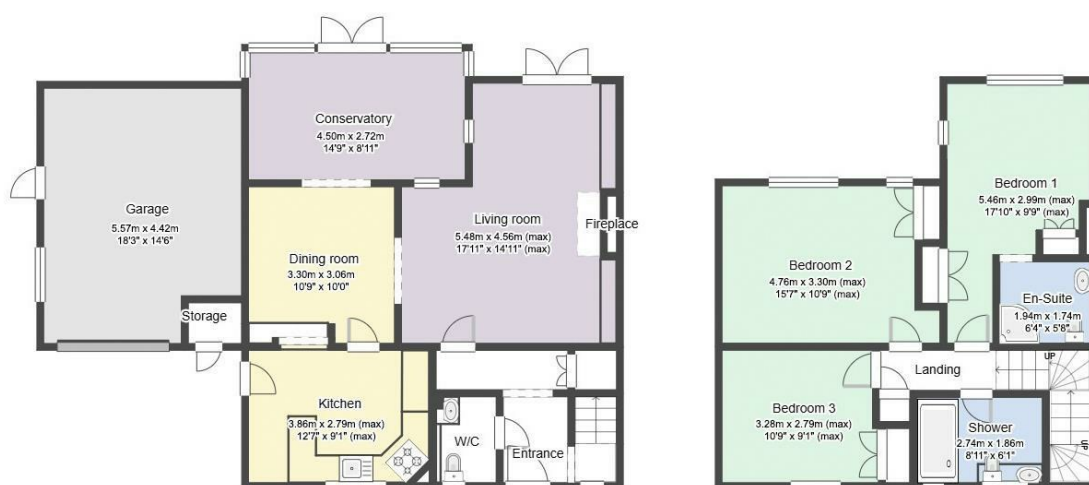
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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