

# HoldenCopley

PREPARE TO BE MOVED

Bolingey Way, Hucknall, Nottinghamshire NG15 6GZ

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Guide Price £180,000 - £190,000



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NO UPWARD CHAIN...

This two-bedroom semi-detached house is offered to the market with no upward chain and would make an ideal purchase for a range of buyers, including first-time buyers, investors, or those seeking a renovation project. The property offers a fantastic blank canvas with plenty of potential to add value and personalise throughout. Situated in a popular location, the home benefits from being just a short distance from local shops, great schools, and transport links, making it both convenient and well-connected. To the ground floor, the property comprises an entrance, a spacious living room with a feature fireplace, and a well-appointed Shaker-style fitted kitchen. Upstairs, the first floor hosts two generously-sized double bedrooms, a three-piece bathroom suite, and access to the loft for additional storage. Outside, to the front is a low-maintenance pebbled garden with mature shrubs and a driveway providing off-street parking. To the rear is a private enclosed south-facing garden featuring a paved patio area, two garden sheds, an outdoor tap, and a further pebbled garden with mature shrubs and trees—ideal for relaxing or entertaining.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Private South-Facing Low Maintenance Garden
- Popular Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance

3\*6" x 3\*0" (1.08m x 0.92m )  
The entrance has carpeted flooring, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

Living Room

16\*0" x 12\*3" (max) (4.88m x 3.74m (max))  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator, a feature fireplace with a decorative surround and coving.

Kitchen-Diner

12\*2" x 8\*11" (3.73m x 2.74m )  
The kitchen-diner has a range of fitted shaker style base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge-freezer, a stainless steel sink with a drainer, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

8\*2" x 7\*6" (max) (2.50m x 2.30m (max))  
The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12\*2" x 8\*11" (max) (3.73m x 2.73m (max))  
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Two

12\*3" x 7\*7" (3.75m x 2.32m )  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

9\*6" x 4\*10" (2.90m x 1.48m )  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, herringbone style flooring, a radiator, partially tiled walls, a built-in cupboard and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a pebbled garden with mature shrubs, a driveway and a wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, an outdoor tap, two sheds and a pebbled garden with mature shrubs and trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast - 1800 Mbps (Highest available

download speed) 220 Mbps (Highest available upload speed)  
Phone Signal – Most 4G & 5G & some 3G 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

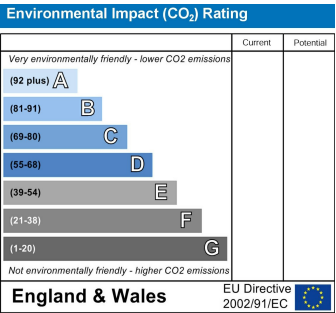
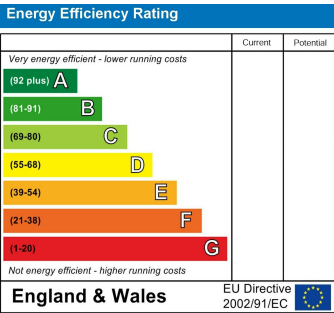
Council Tax Band Rating - Ashfield District Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to 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.

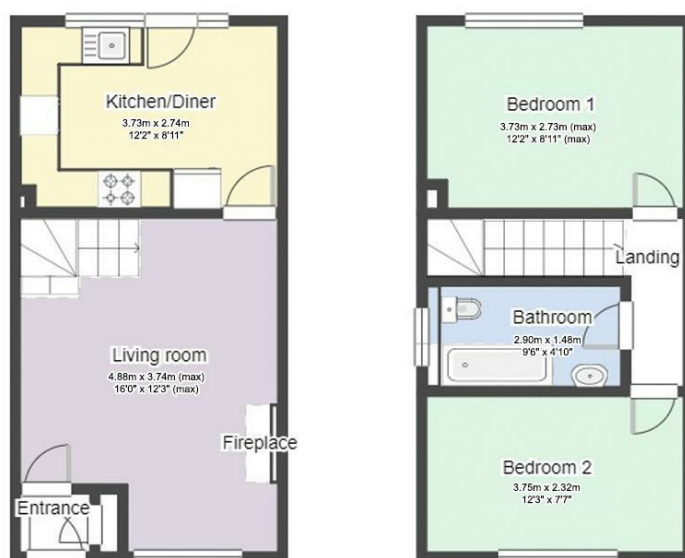
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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**

**hucknaloffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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