

HoldenCopley

PREPARE TO BE MOVED

Avon Avenue, Hucknall, Nottinghamshire NG15 6FS

Guide Price £180,000

Avon Avenue, Hucknall, Nottinghamshire NG15 6FS



GUIDE PRICE £180,000 - £200,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom detached bungalow is a perfect opportunity to create a perfect home. Situated in a residential location, close to local amenities such as shops, eateries, great schools, parks, and offers excellent transport links including being close to the M1. Internally, the accommodation offers a spacious living room and open access to the family room, a fitted kitchen with a breakfast bar, a double master bedroom with fitted sliding door mirrored wardrobes, a second bedroom, and a modern three piece bathroom suite. Externally, the property offers off-street parking for two cars, a detached garage, and a private enclosed south facing garden with a paved patio seating area and a lawn - perfect for enjoying the warmer months.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Open Access Family Room
- Fitted Kitchen
- Three Piece Family Bathroom
- Detached Garage
- Off-Street Parking
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*5" x 10*5" (3.18m x 3.18m)

The entrance hall has carpeted flooring, a radiator, a dado rail, coving to the ceiling, access to the loft with lighting via a drop down ladder, and a single UPVC door providing access into the accommodation.

Living Room

15*0" x 10*11" (4.59m x 3.35m)

The living room has carpeted flooring, a tiled recessed chimney breast with a tiled hearth, a radiator, a dado rail, coving to the ceiling, and an archway providing open access into the family room.

Family Room

18*10" x 8*8" (5.75m x 2.66m)

The family room has carpeted flooring, a radiator, a breakfast bar, partially panelled walls, UPVC double-glazed windows to the side and rear elevation, a single UPVC door providing side access, and a single UPVC door leading out to the rear garden.

Kitchen

8*11" x 8*10" (2.73m x 2.71m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated cooker with a gas hob and glass splashback with a stainless steel extractor fan, space and plumbing for a washing machine and dishwasher, a radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, and open access to the family room.

Master Bedroom

13*0" x 9*2" (3.98m x 2.81m)

The main bedroom has carpeted flooring, a radiator, a dado rail, a wall of flush fitted mirrored sliding door wardrobes, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8*1" x 8*10" (2.47m x 2.70m)

The second bedroom has wooden floorboards, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

6*0" x 5*4" (1.84m x 1.63m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTDOOR

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, a gravelled area with plants, and boundaries made up of brick wall and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area and a lawn, a garage, a shed, and fence panelled boundaries.

Garage

17*1" x 8*6" (5.22m x 2.60m)

The garage has an up and over door, lighting, electricity, and ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – Some 5G and all 4G

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.

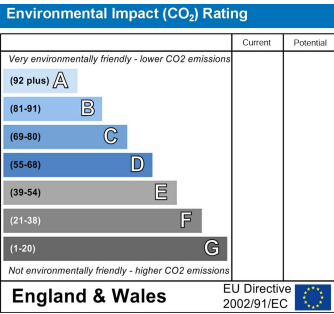
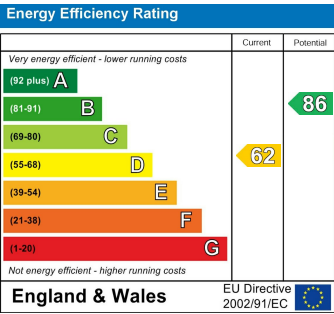
The vendor has advised the following:

Property Tenure is Freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

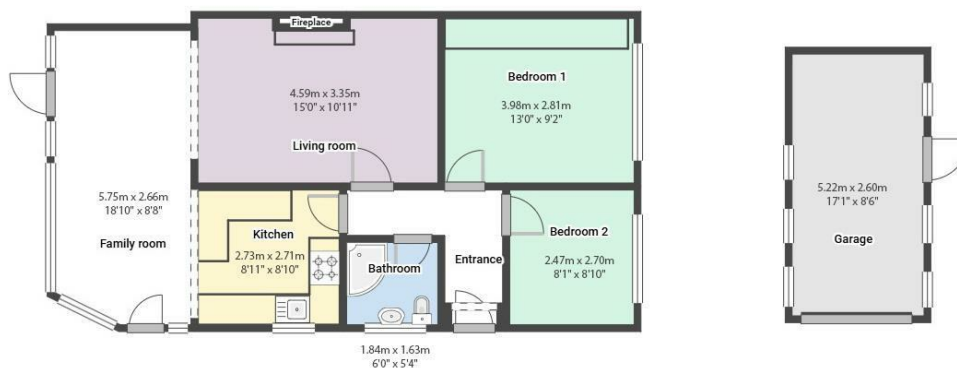
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Avon Avenue, Hucknall, Nottinghamshire NG15 6FS

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.