

# HoldenCopley

PREPARE TO BE MOVED

Tudor Court, Hucknall, Nottinghamshire NG15 6RU

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Guide Price £220,000 - £240,000



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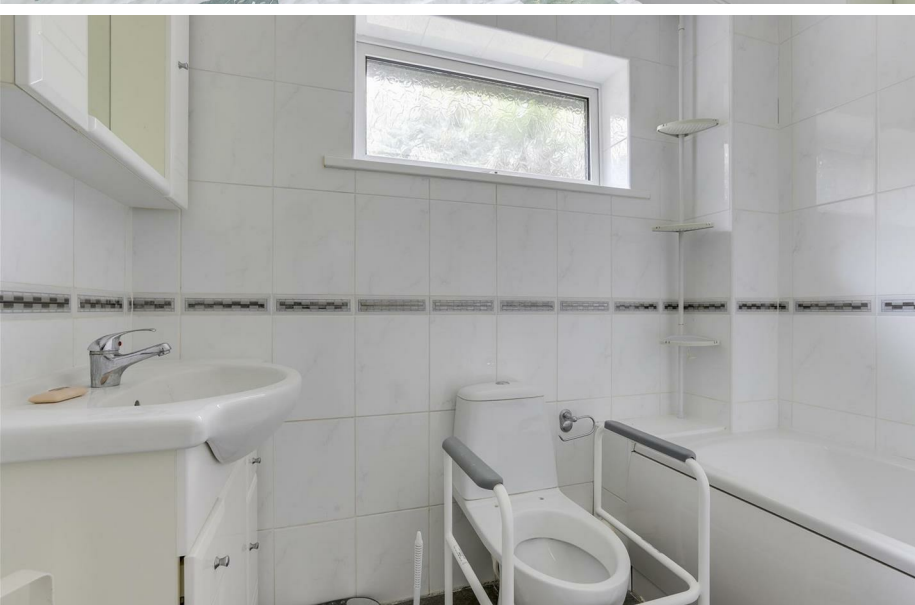
GUIDE PRICE £220,000 - £240,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom detached bungalow is the perfect purchase for those looking to downsize, or investors alike! Situated in the popular and convenient residential location of Hucknall, with easy access to local amenities such as shops, schools, parks, and eateries, along with excellent transport links including a short distance from the M1 motorway, this is the perfect home to make your own. Internally, the ground floor accommodation offers an entrance hall at the heart of the home leading into the spacious living room with a feature fireplace - creating a cosy space to relax, with double doors into the dining room and sliding patio doors to a conservatory, there is ample space for living, a fitted kitchen with access to the rear garden, two bedrooms, and a three piece bathroom suite. Externally, the front of the property offers a driveway providing off-street parking for two cars, a lawn, planted and gravelled areas, and gated access to the rear. Meanwhile, the rear of the property benefits from a paved patio seating area, a lawn, and mature planted borders - the perfect space to enjoy the outdoors.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Separate Dining Room
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Detached Garage & Off-Street Parking
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

12\*7" x 11\*5" (max) (3.84m x 3.49m (max))

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, access to the boarded loft with lighting via a drop down ladder, a built-in storage cupboard, and a single door providing access into the accommodation.

Living Room

17\*0" x 11\*1" (max) (5.19m x 3.40m (max))

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, a ceiling rose, and a UPVC double-glazed window to the front elevation.

Dining Room

11\*2" x 10\*8" (max) (3.41m x 3.26m (max))

The dining room has wood-effect flooring, coving to the ceiling, a ceiling rose, and a sliding patio door to the conservatory.

Conservatory

8\*11" x 6\*11" (2.72m x 2.12m )

The conservatory has wood-effect flooring, UPVC double-glazed windows to the rear and side elevations, a polycarbonate roof, and double French doors leading out to the rear garden.

Kitchen

10\*9" x 7\*7" (3.30m x 2.33m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated double oven, an integrated gas hob with a stainless steel splashback and extractor fan, an integrated fridge freezer, an integrated dishwasher, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, a ceiling rose, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

Master Bedroom

11\*8" x 10\*8" (3.56m x 3.26m )

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

Bedroom Two

9\*7" x 8\*1" (2.93m x 2.48m )

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

Bathroom

7\*4" x 6\*2" (max) (2.26m x 1.88m (max))

The bathroom has a low level dual flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted electric shower fixture, vinyl flooring, tiled walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for two cars, a lawn, planted and gravelled areas, and gated access to the rear.

Rear

To the rear of the property is a paved patio seating area, a lawn, mature planted borders, gated access, a detached garage, and fence panelled boundaries.

Garage

18\*5" x 8\*3" (5.63m x 2.53m )

The garage has a up and over door, exposed brick walls, a window to the side elevation, lighting and electricity, and provides 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 most 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.

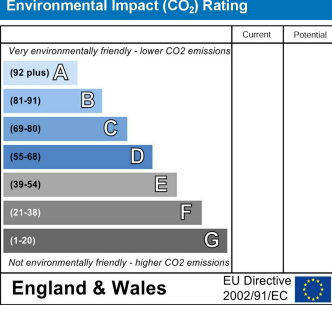
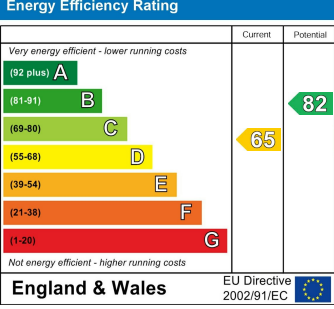
The vendor has advised the following:

Property Tenure is Freehold.

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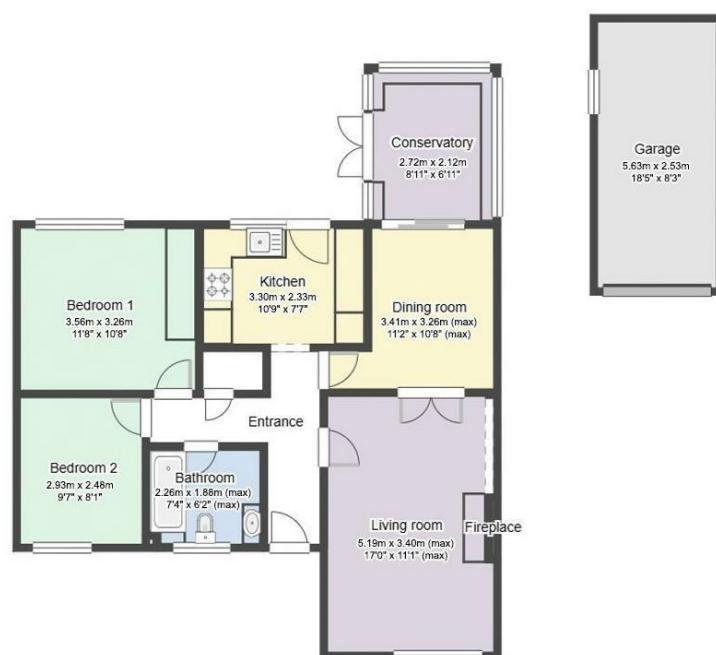
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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