

HoldenCopley

PREPARE TO BE MOVED

Carlingford Road, Hucknall, Nottinghamshire NG15 7AE

Guide Price £140,000 - £170,000

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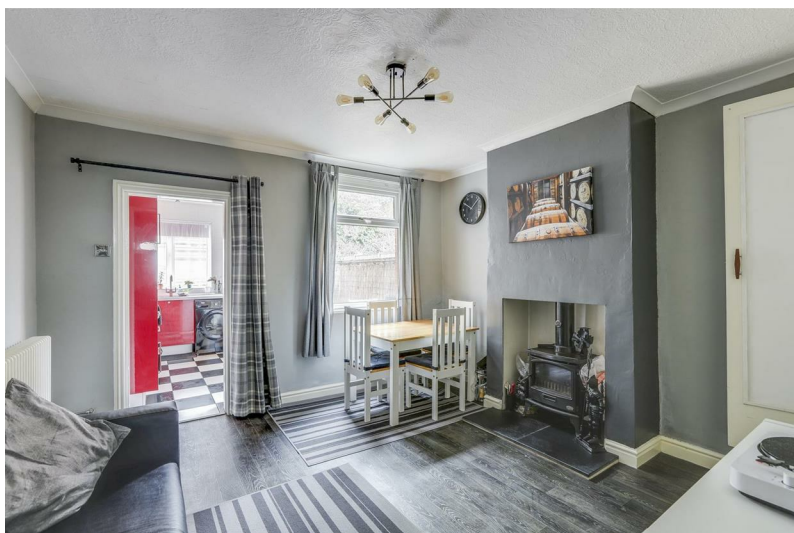


GUIDE PRICE £140,000 - £160,000

IDEAL FOR FIRST TIME BUYERS...

Situated in the popular location of Hucknall, this three bedroom mid terrace home is the ideal choice for a range of buyers. From first time buyers looking to get on the property ladder, investors looking for their next rental opportunity, or small families looking for a cosy place to call home. Close to local amenities such as shops, eateries, schools and parks, as well as excellent transport links including access onto the M1. Internally, the ground floor of the property offers a cosy living room with a feature fireplace, a separate dining room, and a modern fitted kitchen providing the perfect place for cooking and storage. Upstairs, the first floor is home to two double bedrooms, serviced by a three piece bathroom suite. The last double bedroom is located on second floor, offering extra space and privacy. Externally, the front of the property offers street parking, meanwhile the rear of the property benefits from a low-maintenance garden with an artificial lawn, and an outhouse for outdoor storage - great for enjoying the outdoors without the hassle of upkeep!

MUST BE VIEWED





- Mid Terrace House
- Three Bedrms
- Three Stories
- Living Room With Feature Fireplace
- Separate Dining Room
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Low Maintenance Garden & Outhouse
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

12*7" x 10*11" (max) (3.85m x 3.33m (max))

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a tiled hearth, a UPVC double-glazed window to the front elevation, an overhead UPVC double-glazed window to the front elevation, and a single UPVC door leading into the accommodation.

Corridor

3*10" x 2*8" (1.18m x 0.82m)

The corridor has wood-effect flooring, an in-built understairs cupboard, and open arch access to the living room and dining room.

Dining Room

12*8" x 11*10" (max) (3.87m x 3.61m (max))

The dining room has wood-effect flooring, a recessed chimney breast alcove with a tiled hearth, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation.

Kitchen

10*5" x 5*8" (3.20m x 1.74m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap, an integrated oven with a gas hob and an extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a UPVC double-glazed window to the front elevation, and a single UPVC door leading to the rear garden.

FIRST FLOOR

Landing

5*11" x 7*2" (max) (1.82m x 2.20m (max))

The landing has carpeted flooring and carpeted stairs, and provides access to the first floor accommodation.

Corridor

10*7" x 6*10" (max) (3.23m x 2.10m (max))

The corridor has carpeted flooring, a panelled ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Master Bedroom

12*7" x 10*11" (max) (3.86m x 3.33m (max))

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

Bedroom Two

12*0" x 12*8" (max) (3.68m x 3.88m (max))

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

Bathroom

5*6" x 10*3" (1.70m x 3.14m)

The bathroom has a low level dual flush W/C, a vanity style wash basin, a panelled double-ended bath, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, tiled walls, a radiator, a panelled ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

8*11" x 4*4" (max) (2.72m x 1.33m (max))

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Attic Room

13*0" x 12*6" (max) (3.97m x 3.83m (max))

The attic room has carpeted flooring, a radiator, and a Velux window to the rear elevation.

OUTSIDE

Front

The front of the property offers street parking.

Rear

The rear of the property has a low-maintenance garden with an artificial lawn, a paved area, a brick wall divider, blue slate chipped borders, an outhouse, and boundaries made of brick walls and fence panelling.

Outhouse

14*6" x 5*6" (4.44m x 1.70m)

The outhouse has brick walls, gated access, and 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 – limited 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 A

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.

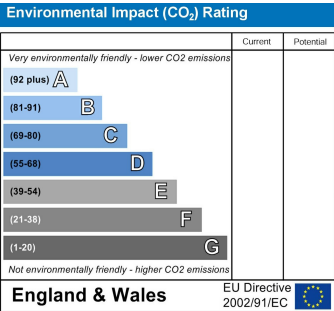
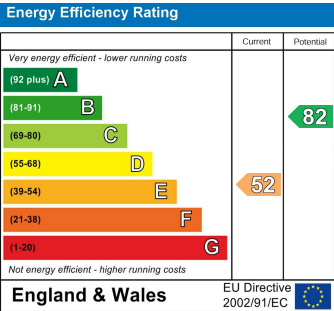
The vendor has advised the following:

Property Tenure is Freehold.

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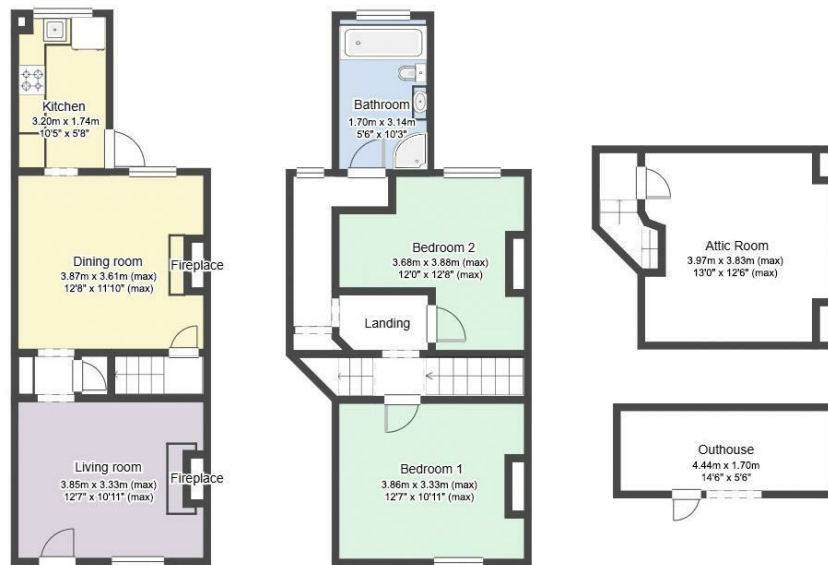
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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