

HoldenCopley

PREPARE TO BE MOVED

Poets Close, Hucknall, Nottinghamshire NG15 6WF

Guide Price £220,000

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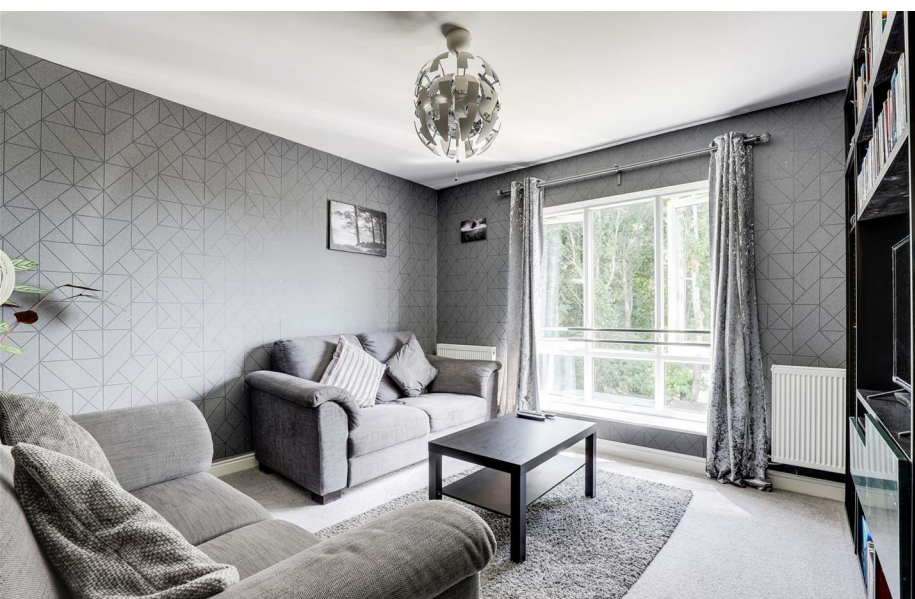
WELL-PRESENTED THREE STOREY HOME...

GUIDE PRICE £220,000 - £240,000

This well-maintained three-bedroom mid-terrace home extends across three floors and is situated in a popular and convenient location, offering easy access to a variety of local amenities, including shops, reliable transport links, and highly regarded school catchment areas, making it ideal for families or professionals alike. As you enter, the ground floor welcomes you with a practical entrance hall that leads into a fitted kitchen, which benefits from direct access to the rear garden—perfect for outdoor dining or relaxing in the fresh air. There's also a useful utility room, a convenient cloakroom, and internal access to the garage, providing additional storage or parking options. Moving up to the first floor, you'll find a spacious living room that's perfect for relaxing or entertaining guests, alongside the first of the three bedrooms and a well-appointed three-piece bathroom suite. The second floor is home to the remaining two bedrooms, offering plenty of space, as well as a modern three-piece shower room, designed with comfort and convenience in mind.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Two Three-Piece Bathroom Suites
- Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

23'2" x 3'5" (7.08m x 1.06m)

The entrance hall has wood-effect flooring, an integrated door mat, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

5'2" x 3'8" (1.59m x 1.12m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Kitchen

12'2" x 11'7" (3.72m x 3.55m)

The kitchen has a range of modern fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, integrated fridge freezer, integrated dishwasher, space for a dining table, recessed spotlights, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Utility Room

6'9" x 8'0" (2.07m x 2.46m)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, space for a tumble dryer, an extractor fan, vinyl flooring, and access into the garage.

Garage

8'2" x 8'5" (2.51m x 2.58m)

The garage has lighting, electrics, and an up-and-over door opening to the driveway.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, a radiator, and access to the first floor accommodation.

Living Room

12'11" x 11'7" (3.70m x 3.55m)

The living room has a UPVC double glazed window to the rear elevation, two radiators, a TV point, and carpeted flooring.

Master Bedroom

12'2" x 9'9" (3.71m x 2.98m)

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

Bathroom

6'5" x 8'8" (1.98m x 2.66m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlights, an extractor fan, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Upper Landing

7'4" x 3'1" (2.26m x 0.96m)

The upper landing has carpeted flooring, a radiator, recessed spotlights, and access to the second floor accommodation.

Bedroom Two

12'11" x 12'11" (3.70m x 3.94m)

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

Bedroom Three

6'5" x 11'11" (1.96m x 3.65m)

The third bedroom has a Velux window, a radiator, access into the loft, and carpeted flooring.

Shower Room

5'4" x 8'6" (1.63m x 2.59m)

The shower room has a Velux window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall mounted shower fixture, a shaver socket, recessed spotlights, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, and a driveway way with access to the garage.

Rear

To the rear of the property is a south facing rear garden, with a patio area, a Pergola, raised areas, a shed, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

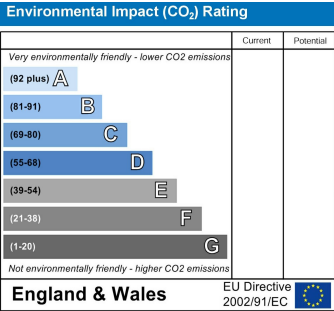
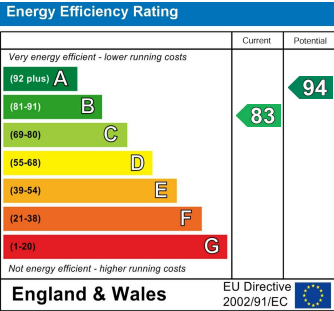
The vendor has advised the following:

Property Tenure is Freehold

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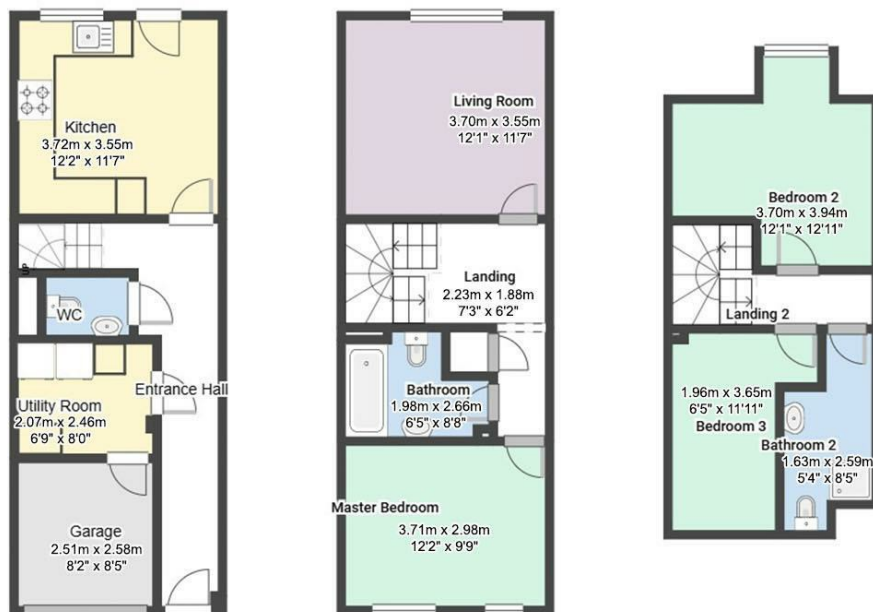
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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