

HoldenCopley

PREPARE TO BE MOVED

Babbacombe Way, Hucknall, Nottinghamshire NG15 6NW

Guide Price £200,000 - £220,000

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LOCATION, LOCATION, LOCATION...

Offered to the market with no upward chain, this three bedroom semi-detached house is situated in a sought after location with easy access to various local amenities, excellent schools and transport links into the City Centre. The property would make the perfect home for any first time or growing family alike as it offers plenty of space throughout. Internally, the ground floor offers a porch leading into an entrance hall, a spacious living/dining room, a fitted kitchen/diner with a breakfast bar and ample storage space, and a three-piece shower room suite. Upstairs, the first floor offers the master bedroom with fitted and built-in storage, the second double bedroom with built-in storage, and the third single bedroom - perfect to be utilised as a home office, dressing room, or a children's nursery, serviced by a three piece shower room suite. Outside to the front of the property is a driveway providing two off road parking spaces and to the rear is a private enclosed garden - perfect for the summer!

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen With A Breakfast Bar
- Ground Floor & First Floor Shower Rooms
- Private Enclosed Garden
- Off-Street Parking
- Fantastic Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

8*7" x 3*10" (2.63m x 1.18m)
The porch has tiled flooring, a single UPVC door providing access into the accommodation, and a single UPVC door leading out to the rear.

Entrance Hall

5*10" x 5*8" (max) (1.80m x 1.73m (max))
The entrance hall has carpeted flooring and stairs and a radiator.

Living/Dining Room

19*10" x 16*8" (max) (6.05m x 5.10m (max))
The living/dining room has carpeted flooring, a TV point, space for a dining table, two radiators, and sliding patio doors leading to the rear garden

Kitchen/Diner

16*3" x 9*4" (4.97m x 2.86m)
The kitchen/diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas hob with an angled extractor fan, an integrated dishwasher, partially tiled walls, tile-effect flooring, recessed spotlights, a radiator and two UPVC double glazed windows to the front elevation.

Shower Room

10*3" x 5*9" (max) (3.14m x 1.77m (max))
The shower room has a concealed low level dual flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall mounted handheld shower fixture, tiled flooring and walls, recessed spotlights and a chrome heated towel rail.

FIRST FLOOR

Landing

12*7" x 9*4" (max) (3.84m x 2.87m (max))
The landing has storage cupboards, a loft hatch, carpeted flooring, a radiator and provides access to the first floor accommodation

Master Bedroom

12*7" x 10*1" (3.86m x 3.09m)
The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard, and fitted wardrobes with a chest of drawers.

Bedroom Two

10*11" x 10*1" (max) (3.33m x 3.09m (max))
The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built cupboard.

Bedroom Three

7*9" x 7*3" (max) (2.38m x 2.22m (max))
The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator.

Shower Room

9*4" x 6*2" (max) (2.86m x 1.88m (max))
The shower room has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted electric shower, fully tiled walls, tile-effect flooring, a radiator and a UPVC double glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two cars.

Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, courtesy lighting, a range of plants and shrubs, and fence panelled boundaries.

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)
1000 Mbps (Highest available upload speed)
Phone Signal – Some 5G and some 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 B

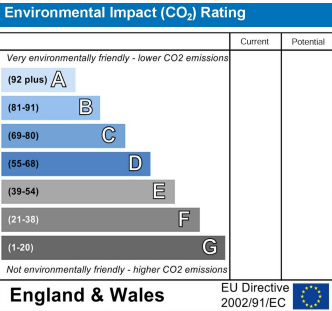
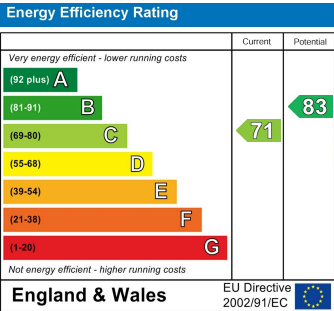
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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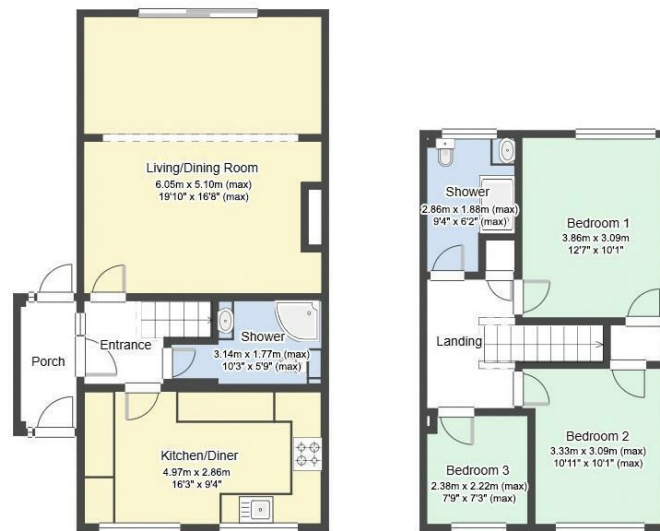
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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