

# HoldenCopley

PREPARE TO BE MOVED

Park View, Hucknall, Nottinghamshire NG15 7RF

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£195,000



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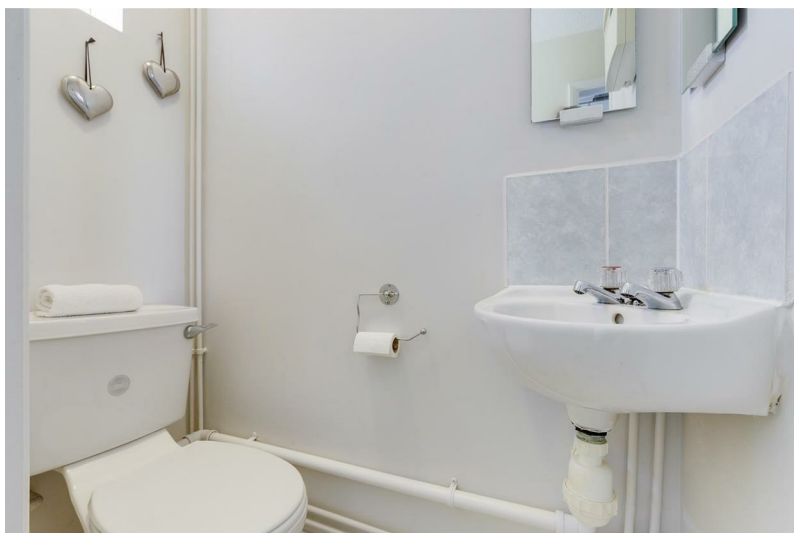




NO UPWARD CHAIN...

This well-presented mid-terrace property is the perfect opportunity for first-time buyers, downsizers, or anyone looking for a home that's ready to move straight into. Situated in a popular location, the property benefits from easy access to local shops, great schools, and excellent transport links. Internally, the ground floor comprises an entrance hall, a convenient W/C, a modern fitted kitchen, and a living room featuring an electric fireplace. The living space flows into a versatile conservatory with double French doors that open out to the garden, creating a seamless indoor-outdoor living experience. Upstairs, the property offers two generously sized double bedrooms, a three-piece bathroom suite, and access to a loft space for additional storage. Recent upgrades include a newly fitted kitchen, front-facing windows, and a new front door. Externally, the home benefits from allocated parking for two vehicles to the front, while the private, tiered south-facing rear garden features a low-maintenance artificial lawn, a paved patio area, and a plastic storage shed. With its move-in ready condition, and well-connected location, this property is an excellent choice for a wide range of buyers seeking both comfort and convenience.

MUST BE VIEWED







- Mid-Terrace House
- Two Double Bedrooms
- Reception Room With Feature Fireplace
- Modern Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite
- Allocated Parking
- Private Low Maintenance South-Facing Garden
- No Upward Chain











GROUND FLOOR

Entrance Hall

13'6" x 5'4" (max) (4.14m x 1.65m (max))

The entrance hall has lino flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

W/C

4'7" x 2'3" (1.42m x 0.69m )

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, lino flooring, an extractor fan and a window to the front elevation.

Kitchen

12'7" x 6'0" (3.84m x 1.84m)

The kitchen has a range of gloss fitted base and wall units with worktops, an integrated double oven, fridge, washing machine and tumble dryer, an induction hob with an extractor hood, a sink with a drainer, lino flooring and a UPVC double-glazed window to the front elevation.

Living Room

13'6" x 11'10" (max) (4.13m x 3.61m (max))

The living room has a UPVC double-glazed internal window, lino flooring, a radiator, an electric fireplace with a decorative surround, coving and a UPVC single door providing access into the conservatory.

Conservatory

10'4" x 8'0" (3.15m x 2.46m )

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

FIRST FLOOR

Landing

9'4" x 6'0" (max) (2.86m x 1.83m (max))

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

Master Bedroom

11'10" x 10'0" (3.61m x 3.05m )

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

Bedroom Two

10'1" x 8'11" (max) (3.09m x 2.74m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in wardrobe with over the head cupboards.

Shower Room

6'0" x 5'6" (max) (1.83m x 1.70m (max))

The shower room has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights and an extractor fan.

OUTSIDE

Front

To the front is allocated parking for two vehicles.

Rear

To the rear is a private south-facing tiered garden with fence panelled boundaries, an artificial lawn, a paved patio and a plastic shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 – All 4G, some 3G & 5G available

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.

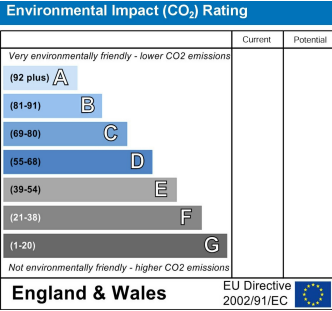
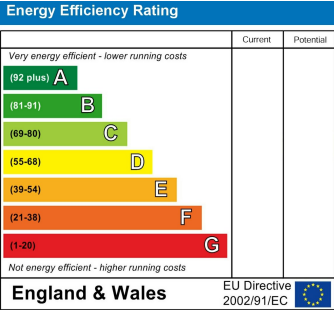
The vendor has advised the following:

Property Tenure is Freehold

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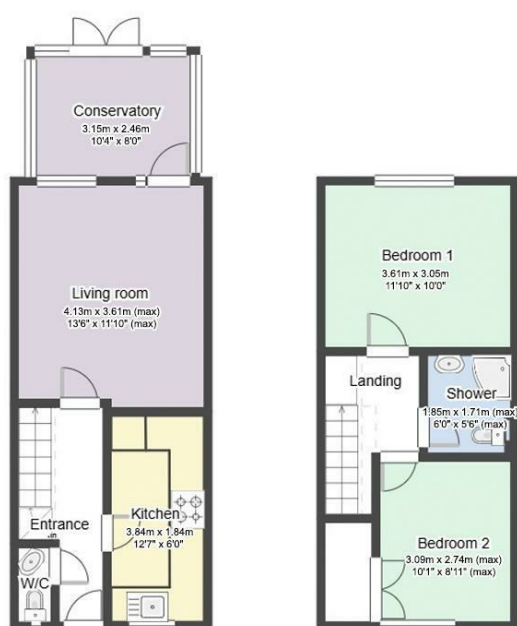
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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