

HoldenCopley

PREPARE TO BE MOVED

Balmoral Grove, Hucknall, Nottinghamshire NG15 8ES

Guide Price £150,000

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GUIDE PRICE £150,000- £160,000

GREAT FIRST-TIME BUY...

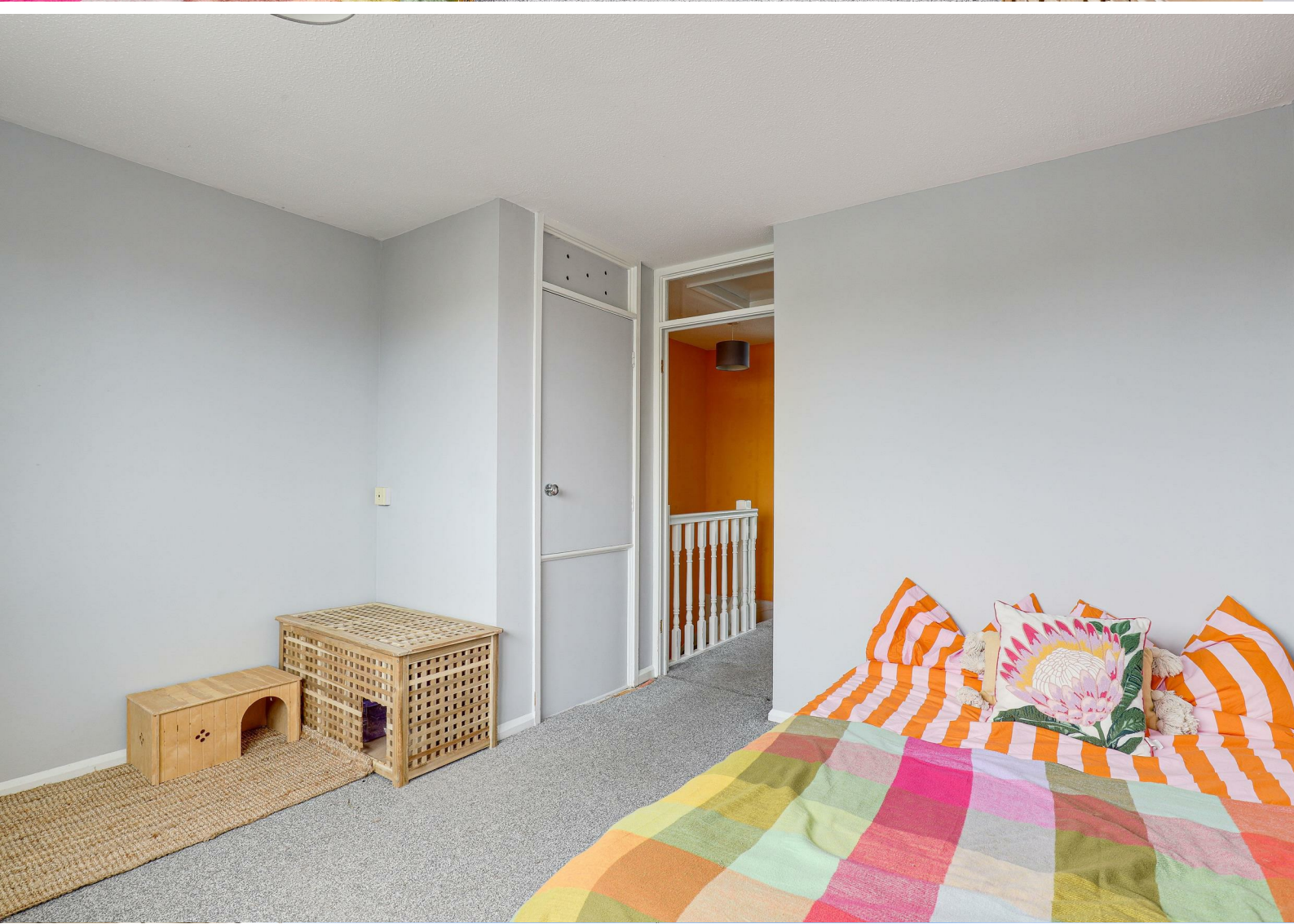
This well-presented two-bedroom mid-terraced home is perfect for a range of buyers, offering plenty of space throughout while occupying a quiet cul-de-sac position within easy reach of local amenities, including Hucknall Leisure Centre, schools, shops, and Hucknall Train Station for convenient transport links. To the ground floor, there is a welcoming entrance hall leading through to a generous living room, ideal for relaxing or entertaining, along with a modern fitted kitchen featuring a range of units and space for appliances. Upstairs, there are two well-proportioned double bedrooms serviced by a contemporary bathroom suite. Outside, the front of the property enjoys a pleasant garden area adding kerb appeal, while to the rear there is a private and enclosed south-facing garden that is well maintained, complete with a shed for storage and gated access to off-road parking, making this a home ready to move straight into.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Well-Maintained South-Facing Garden
- Off-Road Parking
- Popular Location
- Well-Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 4'4" (1.37m x 1.34m)

The entrance hall has carpeted flooring, a full height UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

19'9"?m (max) x 11'7"?m (max) (6.03?m (max) x 3.55?m (max))

The living room has carpeted flooring, a TV point, two radiators, stairs leading to the first floor, an in-built under stair cupboard, and a full height UPVC double-glazed window to the front elevation.

Kitchen

11'7" x 7'8" (3.55m x 2.35m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, tiled splashback, a radiator, a wall-mounted Worcester boiler, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

2'9" x 6'9" (0.85m x 2.06m)

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

Master Bedroom

11'7" x 9'8" (3.55m x 2.95m)

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

Bedroom Two

11'8" x 10'2" (3.57m x 3.12m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bathroom

5'6" x 7'5" (1.69m x 2.28m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, tiled flooring, an extractor fan, and a radiator.

OUTSIDE

Front

To the front of the property is a lawned garden with various plants and a patio pathway.

Rear

To the rear of the property is a private enclosed garden with a patio area and pathway, a pebbled border, a lawn, external lighting, an outdoor tap, a shed, fence panelled boundaries, and gated access to the off-road parking.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal – Good 4G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – The property falls within a Smoke Control Area, where only approved fuels or exempt appliances can be used. Kindling with paper and sticks is permitted.
Other Material Issues – We are aware of a previous buildings insurance claim relating to internal water damage. Some materials within the property (including textured ceilings and flue) may contain low levels of asbestos. These are currently undisturbed and deemed to pose no risk if left in place.

DISCLAIMER

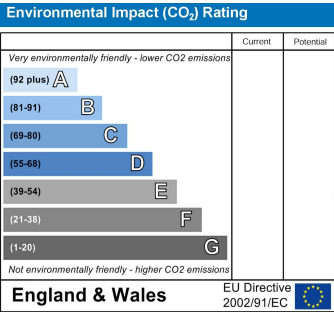
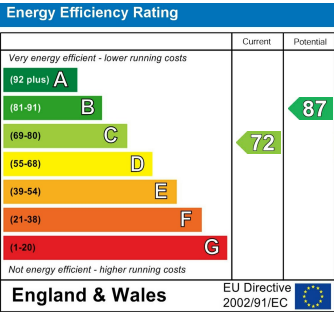
Council Tax Band Rating - Ashfield District Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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