

HoldenCopley

PREPARE TO BE MOVED

Godber Road, Hucknall, Nottinghamshire NG15 6HL

Guide Price £200,000 - £240,000

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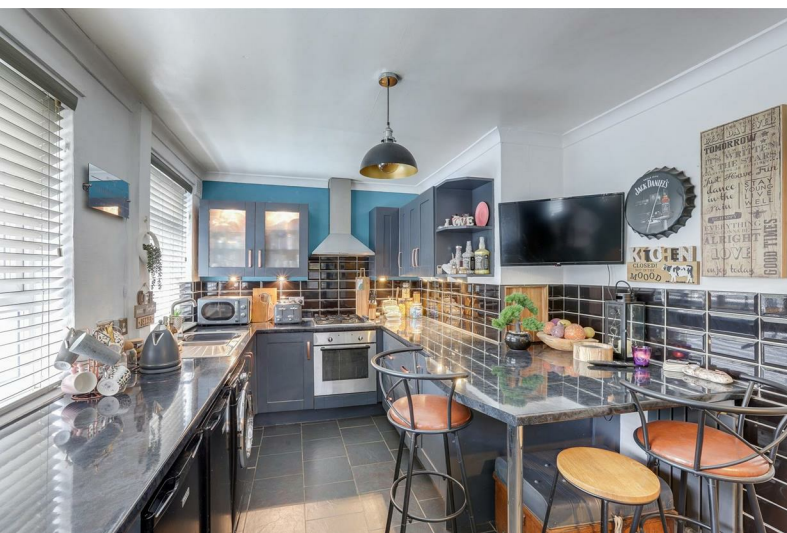


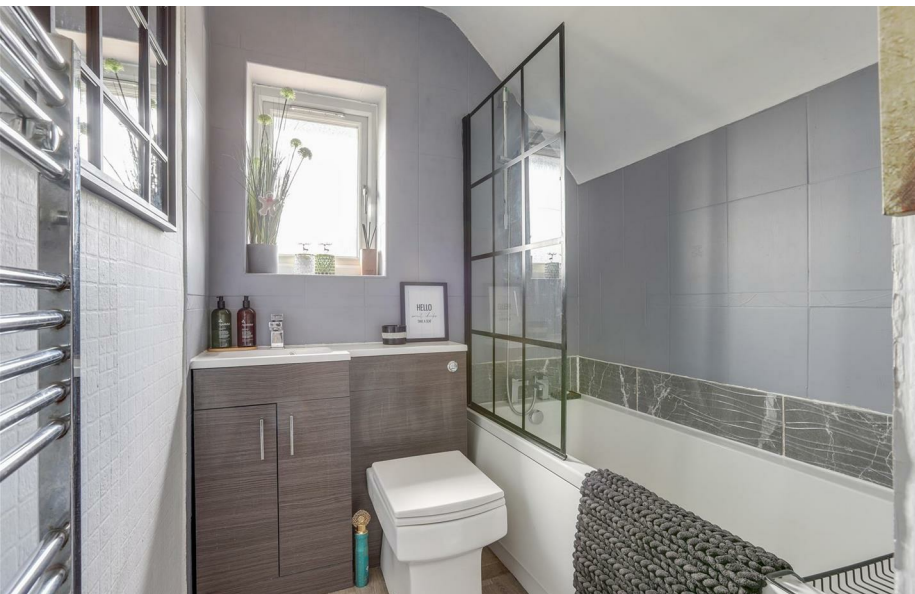
GUIDE PRICE £200,000-£220,000

LOCATION, LOCATION, LOCATION...

This well-presented semi-detached home is situated in a highly sought-after location within easy reach of a variety of local amenities including shops, schools, eateries and excellent transport links. The property offers spacious and versatile accommodation, making it an ideal purchase for a range of buyers. To the ground floor, the property comprises an inviting entrance hall, a bright and airy living room featuring a bay-fronted window and a feature fireplace, and a modern fitted kitchen diner complete with a breakfast bar and access to the rear garden. The first floor benefits from three generously sized double bedrooms serviced by a three-piece bathroom suite. Outside, the property stands back from the road with a generous driveway to the front, a raised patio seating area and gated access leading to the rear. The enclosed rear garden has been designed with low maintenance in mind and includes an artificial lawn seating area, gravelled space, an outdoor tap, external power socket, summer house and fence panelled boundary – perfect for families or those who enjoy entertaining.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'11" x 4'7" (max) (1.50m x 1.41m (max))

The entrance hall has a UPVC double glazed obscure window to the side elevation, tiled floor, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

Living Room

15'4" x 13'11" (max) (4.68m x 4.25m (max))

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a dado rail, an original feature fireplace with a wooden surround and marble hearth, coving to the ceiling, a ceiling rose, and solid wood flooring.

Kitchen/Diner

18'4" x 9'5" (max) (5.60m x 2.89m (max))

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sin and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine, space for an under-counter fridge and freezer, space for a fridge freezer, space for a dining table, coving to the ceiling, tiled flooring, three UPVC double glazed windows to the rear and side elevation, and access to the rear door.

Back Entrance

4'11" x 2'11" (1.52m x 0.91m)

The back entrance has tiled flooring, an in-built cupboard, and a door providing access to the side of the property.

FIRST FLOOR

Landing

9'1" x 5'8" (max) (2.78m x 1.75m (max))

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'2" x 9'6" (3.72m x 2.91m)

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

Bedroom 2

10'10" x 9'2" (max) (3.31m x 2.80m (max))

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

Bedroom Three

8'11" x 7'10" (2.73m x 2.40m)

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

Bathroom

9'6" x 5'11" (max) (2.90m x 1.81m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a generous sized driveway, with a raised patio seating area, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with, an outside tap, an outside electrical socket, an artificial lawn seating area, a graveled area, a summer house , and a fence panelled boundary.

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 1000Mbps and Upload Speed 100Mbps

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 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.

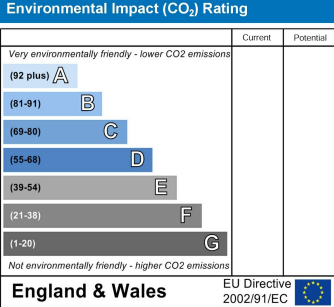
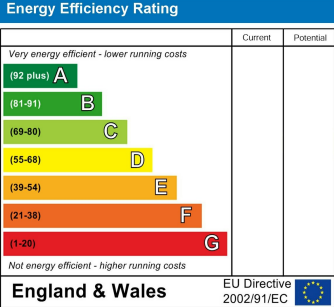
The vendor has advised the following:

Property Tenure is Freehold

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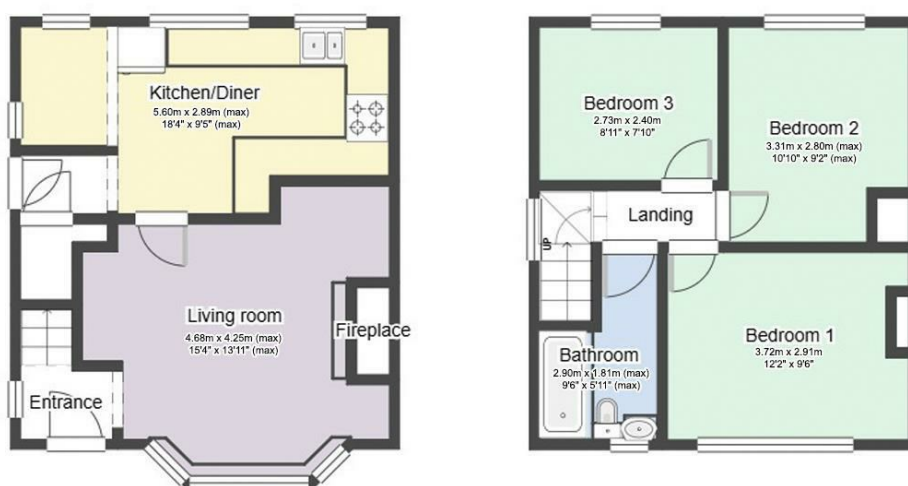
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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