

HoldenCopley

PREPARE TO BE MOVED

Christchurch Road, Hucknall, Nottinghamshire NG15 6SA

Guide Price £250,000 - £270,000

Christchurch Road, Hucknall, Nottinghamshire NG15 6SA



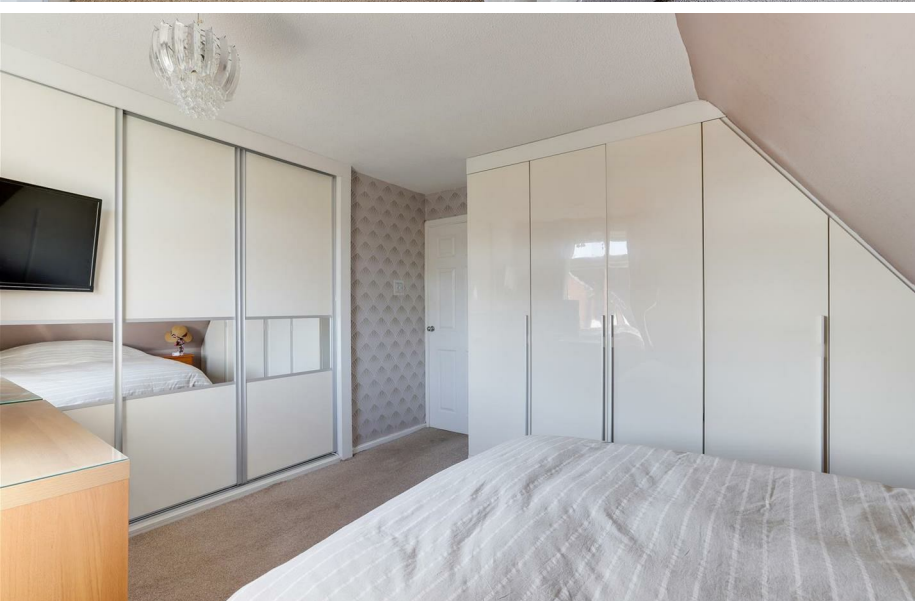
GUIDE PRICE £250,000 - £270,000

WELL-PRESENTED FAMILY HOME...

Situated in a residential location in Hucknall, this three bedroom detached home is close to local amenities such as shops, eateries, great schools, parks, and offers excellent transport links including being close to the M1. Internally, the ground floor of the home boasts a cosy living room with a feature fireplace and a bay fronted window, a spacious kitchen/diner - ideal for family cooking and casual dining, and a bright and airy conservatory. Upstairs, the first floor is home to the master bedroom featuring fitted and built-in wardrobes offering ample storage space, two remaining bedrooms, serviced by a four-piece bathroom suite. Externally, the front of the home offers a block paved driveway with gated access to the rear, and a decorative garden with a lawn, plants, a tree, and gravel. The rear garden features a paved patio seating area, a raised decked seating area, an artificial lawn for easy maintenance, planted areas, as well as a block-paved driveway and access to the detached garage.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Living Room With Feature Fireplace
- Large Fitted Kitchen/Diner
- Bright & Airy Conservatory
- Four Piece Bathroom Suite
- Low Maintenance Garden
- Detached Garage
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*10" x 5*6" (1.80m x 1.70m)

The entrance hall has tiled flooring, a radiator, a built-in storage cupboard, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a UPVC door providing access into the accommodation.

Living Room

17*0" x 12*7" (max) (5.20m x 3.85m (max))

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Kitchen/Diner

17*0" x 14*7" (max) (5.19m x 4.46m (max))

The kitchen/diner has a range of fitted shaker-style base and wall units with rolled-edge worktops, a stainless steel sink with a movable tap and a drainer, an integrated double-oven, an integrated gas hob with a stainless steel splashback and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled flooring, carpeted stairs, partially tiled walls, two radiators, space for a dining table, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a sliding patio door leading into the conservatory.

Conservatory

10*7" x 9*1" (3.23m x 2.78m)

The conservatory has wood-effect flooring, a radiator, UPVC walls, UPVC double-glazed windows to the side and rear elevation, a polycarbonate roof, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

12*3" x 6*2" (max) (3.74m x 1.90m (max))

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

Master Bedroom

12*2" x 11*4" (max) (3.73m x 3.46m (max))

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, a built-in sliding door wardrobe, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*11" x 8*4" (3.65m x 2.55m)

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

Bedroom Three

8*10" x 8*5" (2.71m x 2.57m)

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

Bathroom

9*6" x 5*7" (2.91m x 1.71m)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted electric handheld shower fixture, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

The front of the property has a block-paved driveway providing off-street parking with gated access to the rear, a lawn, a tree in a gravelled area, and planted borders.

Rear

The rear of the property has a private enclosed garden with a paved patio seating area, a raised decked seating area, an artificial lawn, gravelled and planted areas, a block-paved driveway, a garage, and fence panelled boundaries.

Garage

17*9" x 7*11" (5.43m x 2.42m)

The garage has an up and over door, lighting, and ample storage space.

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) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – Restrictive covenants contained in a 1978 Transfer, details of which are filed at HM Land Registry. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

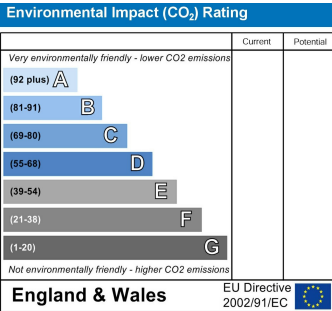
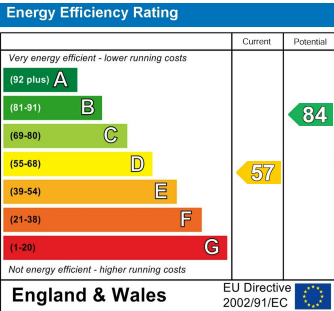
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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.

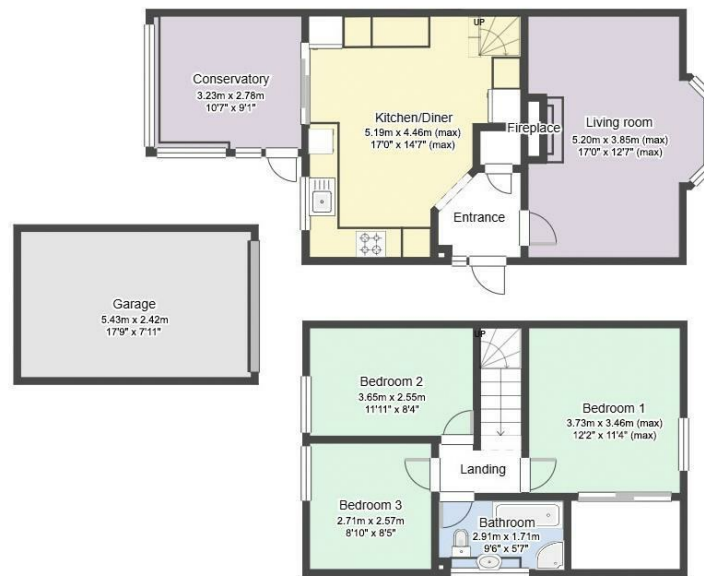
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Christchurch Road, Hucknall, Nottinghamshire NG15 6SA

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.