

HoldenCopley

PREPARE TO BE MOVED

Baxter Close, Hucknall, Nottinghamshire NG15 8LF

Guide Price £230,000

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GUIDE PRICE: £230,000 - £240,000

MODERN HOME IN A WELL-CONNECTED LOCATION...

This three-bedroom semi-detached house, built in 2020, is well presented throughout and would make the perfect purchase for a first-time buyer or anyone looking for a home they can move straight into with minimal fuss. Ideally located in a popular area, the property is just a stone's throw from a range of local amenities, great schools, and boasts fantastic transport links for commuting. The ground floor offers an entrance hall, a W/C, a living room, and a modern kitchen-diner fitted with a range of integrated appliances and double French doors leading out to the rear garden—perfect for indoor-outdoor living. Upstairs, the property features three well-proportioned bedrooms, with the master bedroom benefitting from two sets of fitted wardrobes and a private en-suite. There is also a three-piece bathroom suite and access to a fully boarded loft, providing additional storage space. Outside, the property enjoys a private and spacious garden to the rear, with a lawn, and a useful storage shed, while to the side, a driveway provides off-street parking for two vehicles. This is a fantastic opportunity to purchase a low-maintenance, modern home in a well-connected location.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- One Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Spacious Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

5'0" x 4'3" (1.54 x 1.32)

The hallway has tiled flooring and a single composite door providing access into the accommodation.

W/C

4'11" x 3'3" (1.52 x 1.00)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback and tiled flooring.

Living Room

13'10" x 11'3" (4.23 x 3.43)

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

Hallway

3'8" x 3'0" (1.12 x 0.93)

The hallway has carpeted flooring and stairs and a radiator.

Kitchen-Diner

14'11" x 10'9" (4.56 x 3.29)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven, a dishwasher, a fridge-freezer and a washer/dryer, a gas hob with an extractor hood, a stainless steel sink with a drainer, Amtico wood flooring, a radiator, space for a dining table, a built-in cupboard, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'6" x 3'8" (2.00 x 1.12)

The landing has carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10'11" x 10'1" (3.34 x 3.08)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, two fitted wardrobes and access into the en-suite.

En-Suite

7'11" x 5'1" (2.43 x 1.55)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with tiled walls and a mains-fed shower, lino flooring, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'2" x 7'4" (3.12 x 2.25)

Bedroom Three

7'3" x 6'10" (2.22 x 2.09)

Bathroom

7'5" x 6'2" (2.27 x 1.88)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with tiled walls, an electric shower and a glass shower screen, lino flooring, a chrome heated towel rail and an extractor fan.

OUTSIDE

Outside to the side of the property is a driveway for two vehicles and a spacious private garden with a lawn, a shed, a single wooden gate and fence panelled boundaries.

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 1800 Mbps and Upload Speed

220 Mbps

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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

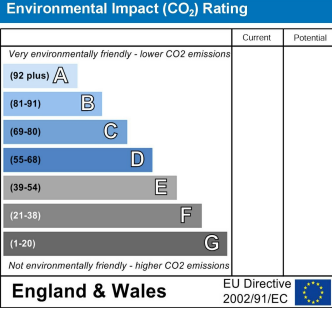
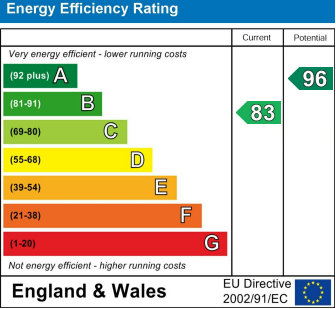
Service Charge in the year marketing commenced (£PA): Approx. £156 p.a.

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

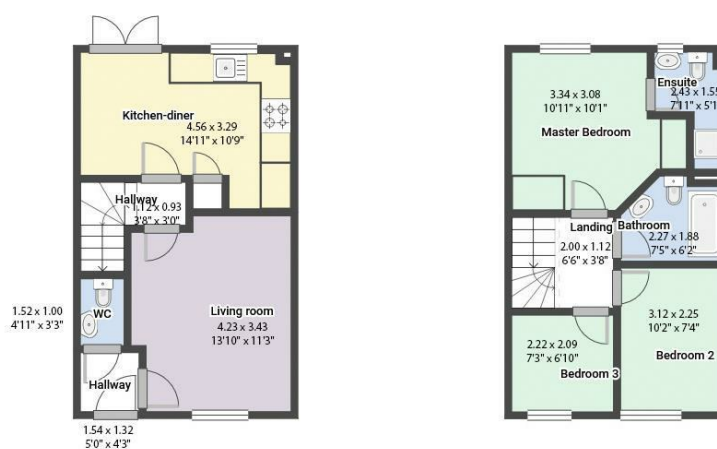
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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