

# HoldenCopley

PREPARE TO BE MOVED

Field Avenue, Hucknall, Nottinghamshire NG15 6SP

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Guide Price £200,000



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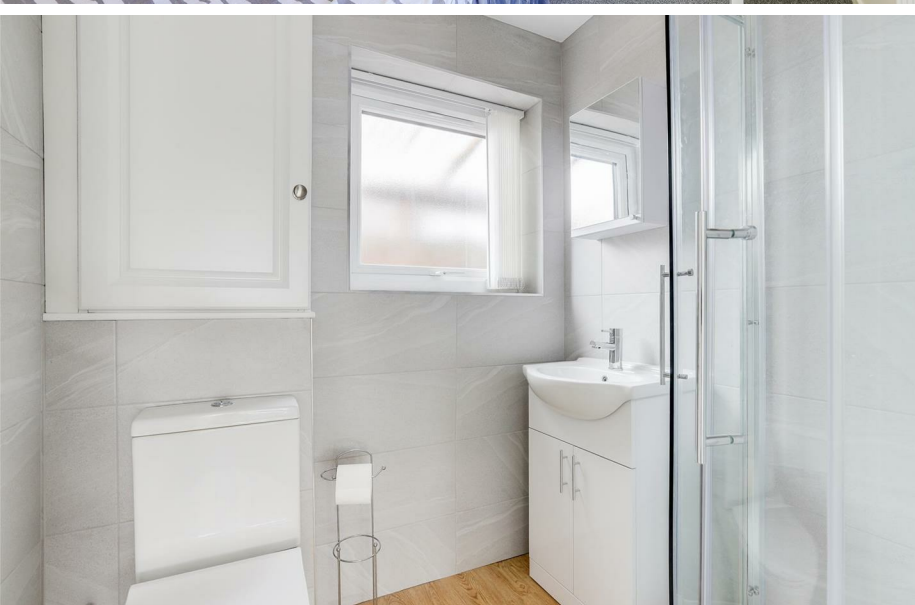
GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

Situated in a highly sought-after area with excellent access to local shops, eateries, and a range of amenities, this detached bungalow offers convenient single-storey living and would appeal to a variety of buyers. Benefitting from excellent transport links and being sold with no upward chain, this property provides a rare opportunity to move straight in. The bungalow comprises an entrance hall leading into a spacious living room featuring a charming bow front window and access into a fitted kitchen. A central corridor provides access to two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the front of the property offers a low-maintenance garden, an outside tap, a block-paved driveway, and gated access to the rear. The rear garden is designed for both privacy and practicality, featuring security lighting, a block-paved patio, a lawn, fenced boundaries, and gated access. Additional benefit includes access to a garage located within a nearby block. This property represents an ideal choice for those seeking comfortable, single-storey accommodation in a convenient and popular location.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed











ACCOMMODATION

Entrance

3\*11" x 3\*4" (1.20m x 1.04m )

The entrance hall has wood-effect flooring, and a UPVC door providing access into the accommodation.

Living Room

15\*9" x 10\*3" (4.81m x 3.13m )

The living room has a UPVC double glazed bow windows to the front elevation, a TV point, a radiator, coving to the ceiling, and carpeted flooring.

Kitchen

10\*3" x 7\*1" (3.14m x 2.18m )

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the front elevation, and UPVC door providing access to the rear garden.

Corridor

5\*10" x 2\*7" (1.80m x 0.79m )

The corridor has carpeted flooring, an in-built cupboard, and access into the loft.

Bedroom One

10\*0" x 9\*8" (3.05m x 2.97m )

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

Bedroom Two

8\*10" x 8\*10" (max) (2.70m x 2.70m (max))

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

Shower Room

5\*9" x 5\*6" (max) (1.77m x 1.68m (max))

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a fitted unit, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a low-maintenance garden, an outside tap, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is security lighting, a block paved patio, a lawn, a fence panelled boundary, and gated access.

Garage

17\*4" x 8\*3" (5.30m x 2.52m )

The garage has ample storage, and an up-and-over door opening out to the communal area.

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.

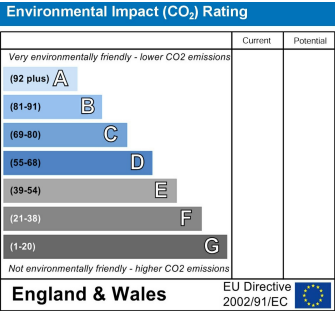
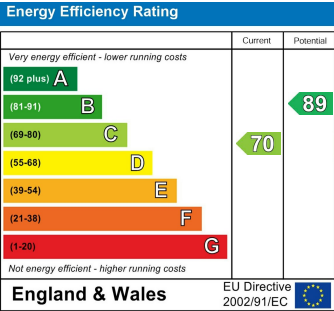
The vendor has advised the following:

Property Tenure is Freehold

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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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