

HoldenCopley

PREPARE TO BE MOVED

Lovesey Avenue, Hucknall, Nottinghamshire NG15 6WQ

Guide Price £220,000 - £230,000

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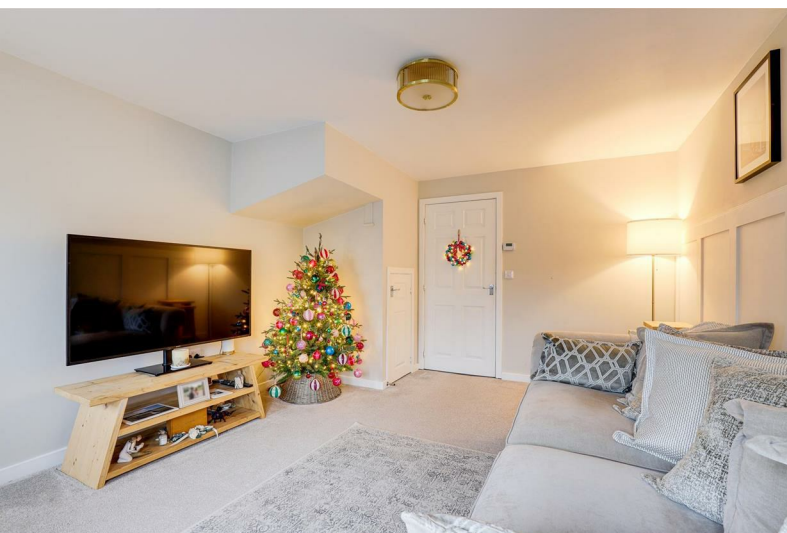


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IDEAL HOME FOR FIRST-TIME BUYERS...

This three bedroom mid terrace home is well presented throughout and suits first time buyers who want something they can move straight into. It sits in a quiet residential spot within the catchment for good schools, with local amenities close by and easy access to the M1 for commuting. The ground floor offers a spacious reception room and a modern kitchen with plenty of storage and worktop space. Double French doors open out to the rear garden, helping bring in natural light. A convenient W/C completes this level. The first floor has two bedrooms along with a stylish family bathroom. The top floor provides an additional double bedroom, giving you flexibility for guests, a home office or a main bedroom. Outside, the front provides access to off road parking. The rear garden is enclosed and features a decked seating area and a lawn, creating a pleasant spot for outdoor dining or relaxing.

MUST BE VIEWED!





- Mid-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Family Bathroom
- Off-Road Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

14'10" x 11'8" (4.53m x 3.57m)

The living room has carpeted flooring, a radiator, an in-built understair cupboard, a feature panelled wall and a UPVC double-glazed window to the front elevation.

Hall

4'7" x 3'8" (1.41m x 1.14m)

The hall has laminate wood-effect flooring and carpeted stairs.

Kitchen

7'6" x 11'8" (2.31m x 3.56m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine and dishwasher, partially tiled walls, a radiator, a feature panelled wall, laminate wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

4'5" x 3'4" (1.35m x 1.04m)

This space has a low level dual flush W/C, a wash basin, a radiator, an extractor fan and laminate wood-effect flooring.

FIRST FLOOR

Landing

2'7" x 10'7" (0.80m x 3.23m)

The landing has carpeted flooring, a radiator and access to the first floor accommodation.

Bedroom Two

11'9" x 10'5" (3.58m x 3.18m)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Three

11'9" x 8'10" (3.59m x 2.71m)

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

Bathroom

7'10" x 5'5" (2.41m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, recessed spotlights, an extractor fan and vinyl flooring.

SECOND FLOOR

Master Bedroom

8'4" x 19'2" (2.56m x 5.85m)

The main bedroom has carpeted flooring, a radiator, an in-built cupboard and two Velux windows.

OUTSIDE

Front

To the front is access to an off-road parking space.

Rear

To the rear is an enclosed garden with a decked seating area, a lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. 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

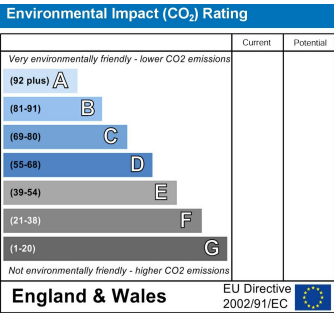
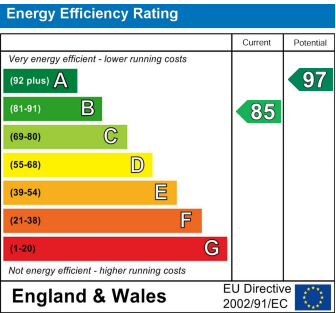
Service Charge in the year marketing commenced (£PA): £305.24

The information regarding service charges has been obtained from the vendor.

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.

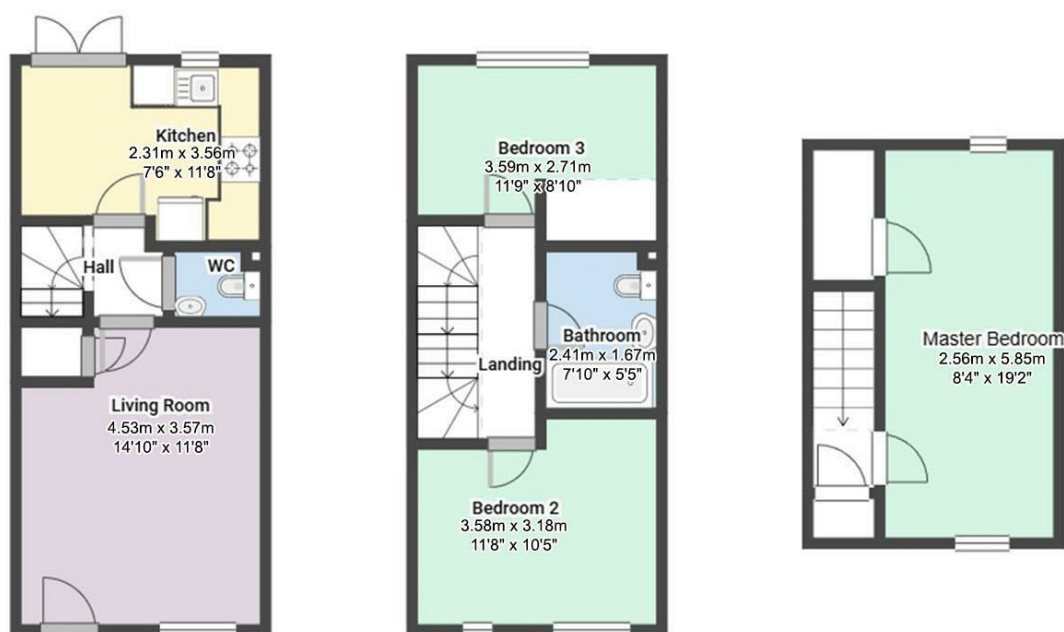
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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