

HoldenCopley

PREPARE TO BE MOVED

Belvoir Street, Hucknall, Nottinghamshire NG15 6NL

Guide Price £190,000 - £200,000

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END TERRACED HOUSE...

Located just a stone's throw away from Hucknall town centre, this end terrace house beckons with its prime location and versatile living spaces. Boasting excellent connectivity via tram, train, bus, or car, and surrounded by a plethora of local amenities including shops, schools, and eateries, this property presents an enticing opportunity for a diverse range of buyers. Spread across three inviting floors, the house welcomes you into a spacious living room adorned with bi-folding doors that seamlessly lead into the dining room. The fitted kitchen offers both functionality and style, catering to the needs of daily life. Ascending the stairs from the side hallway, you'll find a corridor leading to two generously sized double bedrooms and a four-piece bathroom suite, perfect for unwinding after a long day. A further staircase leads to the second floor, where a third double bedroom awaits, complete with its own en-suite for added convenience. Outside, the property boasts a frontage flush to the pavement, featuring a driveway and access to the side-rear garden. The rear garden is low-maintenance and has gravelled borders, an artificial lawn, and a patio area ideal for al fresco dining. A shed provides additional storage, while a fence-panelled boundary ensures privacy and security. The garden's highlight is undoubtedly the versatile garden room, currently serving as a bar retreat. Equipped with UPVC double glazed windows, electrics, and lighting. A fitted seating area and bar counter invite you to entertain guests, while a separate W/C adds convenience. Double French doors open out onto the garden, seamlessly blending indoor and outdoor living.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite & Three-Piece En-Suite
- Enclosed Rear Garden
- Versatile Garden Room & W/C
- Off-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living room

12'5" x 12'0" (max) (3.79m x 3.66m (max))

The living room has a UPVC double glazed window to the front elevation, recessed alcoves, a TV point, coving to the ceiling, a ceiling rose, carpeted flooring, bi-folding doors to the dining room, and a UPVC door providing access into the accommodation.

Dining Room

13'0" x 12'4" (max) (3.97m x 3.78m (max))

The dining room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a ceiling rose, carpeted flooring, and double French doors providing access to the rear garden.

Kitchen

12'9" x 11'10" (max) (3.91m x 3.62m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob, stainless steel splashback and an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, an in-built pantry, a radiator, wood-effect flooring, and two UPVC double glazed window to the side and rear elevation.

Side Entrance Hall

3'6" x 3'1" (1.09m x 0.94m)

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

FIRST FLOOR

Landing

12'0" x 5'1" (max) (3.66m x 1.57m (max))

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

Corridor

12'1" x 3'10" (max) (3.70m x 1.17m (max))

The corridor has a radiator, and carpeted flooring.

Bedroom Two

12'11" x 12'5" (max) (3.96m x 3.79m (max))

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

Bedroom Three

10'10" x 8'0" (max) (3.32m x 2.46m (max))

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard and shelving unit, and carpeted flooring.

Bathroom

11'9" x 10'7" (max) (3.59m x 3.23m (max))

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, two counter tops wash basins, a sunken bath, a walk-in shower enclosure with a wall-mounted shower fixture, a recessed alcove, recessed spotlights, a radiator, and wood-effect flooring.

SECOND FLOOR

Upper Landing

5'7" x 5'4" (max) (1.72m x 1.65m (max))

The upper landing has a UPVC double glazed window to the front elevation, carpeted flooring, eaves storage, carpeted flooring, and access to the second floor accommodation.

Bedroom One

14'0" x 8'11" (max) (4.28m x 2.74m (max))

The first bedroom has a Velux window, a radiator, fitted wardrobes, eaves storage, carpeted flooring, access into the loft, and access into the en-suite.

En-Suite

6'4" x 4'2" (max) (1.94m x 1.29m (max))

The en-suite has a Velux window, a low level flush W/C, a wall-mounted wash basin, a walk-in shower cubicle with a wall-mounted shower fixture and a rainfall shower head, and extractor fan, a heated towel rail, partially water proof walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is flush to the pavement with a driveway and access to the rear garden to the side.

Rear

To the rear of the property is an enclosed low-maintained rear garden with the

continuation of the driveway with gravelled borders, an artificial lawn area, a patio area, a shed, a fence panelled boundary, a raised decking area, with access to a versatile garden room.

Bar

14'11" x 8'11" (max) (4.57m x 2.72m (max))

The bar has a UPVC double glazed window, electrics, lighting, a fitted seating area, a fitted bar counter, space for beer fridges, wood-effect flooring, access into the W/C which has a low level flush W/C, a wall-mounted wash basin and a door to the bar, and double French doors opening out to the rear garden.

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 Uplod speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

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:

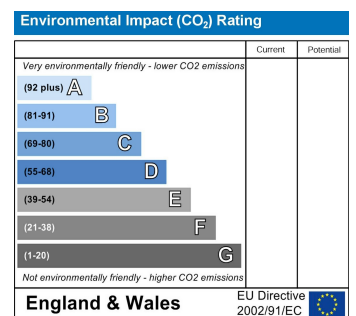
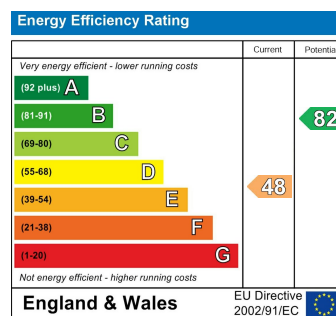
Property Tenure is Freehold

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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.

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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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