

# HoldenCopley

PREPARE TO BE MOVED

Beardall Street, Hucknall, Nottinghamshire NG15 7RP

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Guide Price £210,000 - £220,000



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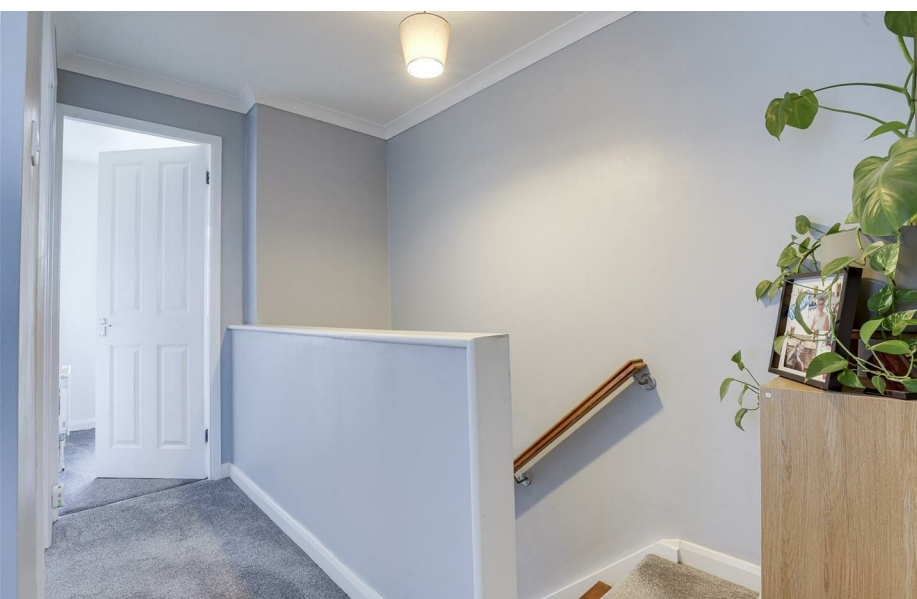
SEMI DETACHED HOUSE...

Welcome to this semi-detached house in the popular location of Hucknall, offering an abundance of space across three well-presented floors, making it perfect for first-time buyers or families alike. This home is ideally situated near a range of local amenities, including shops, eateries, and schools. Also boasts exceptional transport links with both bus and tram routes nearby. As you step inside, the ground floor welcomes you with an inviting entrance hall that provides access to the main living areas. On the first floor, you'll find a spacious living room, a fitted kitchen, and a balcony at the front. The second floor features three comfortable bedrooms and a modern three-piece bathroom suite. Outside, the front of the property offers a driveway and a single garage with electrics, lighting, ample storage, and an up-and-over door for easy access. The rear of the property boasts a south-facing garden complete with a patio area, courtesy lighting, decorative gravelled sections, a variety of plants and shrubs, mature trees, and panelled fencing, creating a private and tranquil outdoor space.

MUST BE VIEWED







- Three Storey Semi-Detached House
- Three Bedrooms
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Street Parking
- Garage
- Enclosed South Facing Rear Garden
- Close To Local Amenties
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring, carpeted stairs and a UPVC double glazed door providing access into the accommodation

## FIRST FLOOR

### Kitchen

14'2" x 7'4" (4.33m x 2.26m)

The kitchen has a range of fitted wall and base units with worktops, a stainless steel sink with mixer taps and a drainer, an integrated oven with a ceramic hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a radiator, vinyl, a UPVC double glazed window, and single door opening to the rear garden.

### Living Room

23'11" max x 12'5" max (7.06m max x 3.79m max)

The room has two UPVC double glazed window to the front and rear elevation, radiator, coving to the ceiling, a TV point, and carpeted flooring.

### Hall

The hall has carpeted flooring, a radiator, and a UPVC door opening onto the balcony.

## SECOND FLOOR

### Landing

The landing has carpeted flooring, coving to the ceiling, access into the loft, and access to the second floor accommodation.

### Bedroom One

11'8" x 9'7" (3.57m x 2.94m)

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

### Bedroom 2

11'2" x 8'7" (3.41m x 2.64m)

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

### Bedroom Three

6'8" x 6'0" (2.05m x 1.83m)

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

### Bathroom

13'1" x 7'8" (3.99m x 2.36m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower fixture with a rainfall and handheld shower head, e=recessed spotlights, a radiator, a built-in cupboard, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a driveway and single garage providing off road parking

### Garage

15'0" max x 12'7" max (4.58m max x 3.84m max)

The garage has electrics, lighting, ample storage, and an up-and-over door opening out to the driveway.

### Rear

To the rear of the property is a south-facing garden with a patio area, courtesy lighting, decorative gravelled areas, a range of plants and shrubs, mature trees and panelled fencing.

## 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 220Mbps

Phone Signal –Some coverage of 3G , 4G & 5G

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 B

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

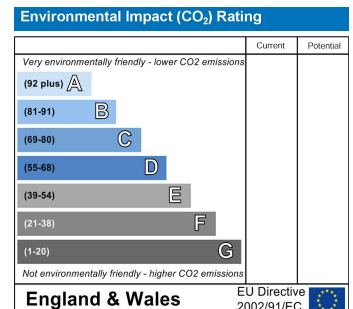
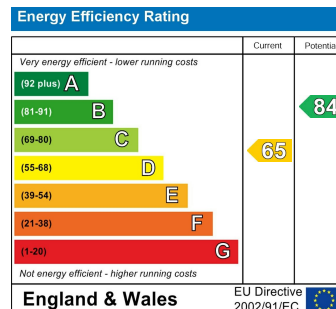
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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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