

HoldenCopley

PREPARE TO BE MOVED

Heckington Drive, Wollaton, Nottinghamshire NG8 1LF

£270,000

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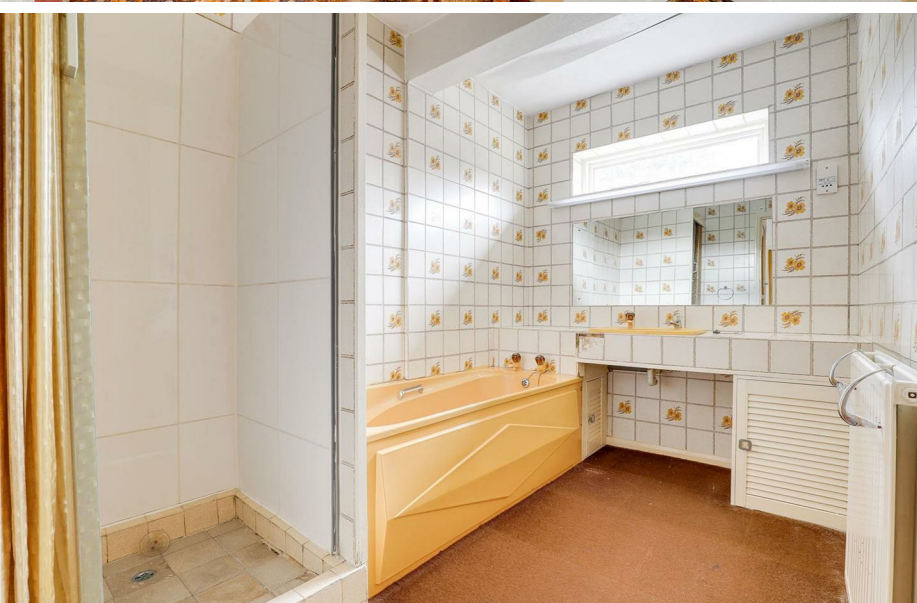


NO UPWARD CHAIN...

Welcome to this detached home nestled in the heart of a sought-after location, perfectly blending potential and ideal location. If you're looking for a property you can truly make your own, this detached house, with ample living space and a need for some TLC, is just what you need. This detached house boasts two reception rooms, providing ample opportunity for a variety of uses, from a formal living room and separate dining area to a playroom or home office space the possibilities are endless. A fitted Kitchen. To the first floor there are three bedrooms, a three-piece bathroom suite and separate W/C. To the outside the front is a driveway with access to the detached garage and access to the mature rear garden. This property is located in a sought-after location and would be ideal for a range of buyers. Families will appreciate the local schools; Whitemoor Academy (0.5 miles) and Fernwood Primary School (1.2 miles) come highly recommended. For older kids, the esteemed Bluecoat Academy is just 1.8 miles away. Catching up with nature is easy with the picturesque Wollaton Hall and Deer Park, merely 2 miles from your doorstep. Those who commute will value the proximity to the M1 motorway at just 4.5 miles away, facilitating straightforward travel to Nottingham City Centre and beyond. Public transport links are excellent; there's a bus stop just 0.2 miles away, ensuring frequent services into Nottingham City Centre.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Sought After Location
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Hallway

13'10" x 6'5" (4.24m x 1.97m)

The hallway has carpeted, a radiator, an in-built cupboard, a wall-mounted alarm key pad, and a single door providing access into the accommodation.

Dining Room

10'11" x 13'2" (3.34m x 4.03m)

The dining room has a aluminium bay window to the front elevation, a radiator, a feature fireplace, and carpeted flooring.

Living Room

10'11" x 20'10" (3.33m x 6.36m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a feature fireplace, and a UPVC door opening out to the rear garden.

Kitchen

13'3" x 6'5" (4.04m x 1.96m)

The kitchen has a range of fitted base ad wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, an in-built cupboard, partially tiled walls, vinyl flooring, three UPVC double glazed windows to the rear and side elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

12'9" x 10'6" (3.90m x 3.22m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes, a dressing table and a head board, and carpeted flooring.

Bedroom Two

13'9" x 10'9" (4.20m x 3.30m)

The second bedroom has a aluminium bay window to the front elevation, a radiator, a range of fitted furniture including wardrobes and a chest of drawers, and carpeted flooring.

Bedroom Three

6'9" x 8'4" (2.08m x 2.56m)

The third bedroom has a aluminium window to the front elevation, a radiator, and carpeted flooring.

Bathroom

9'7" x 6'5" (2.93m x 1.97m)

The bathroom has a UPVC double glazed window to the rear elevation, a counter top wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, floor-to-ceiling tiling, and carpeted flooring.

W/C

4'0" x 3'4" (1.23m x 1.04m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a driveway, access to the detached garage and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, access into the garage, a green house, and a fence panelled and hedged boundary.

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 1000Mbps

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 - Nottingham City 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.

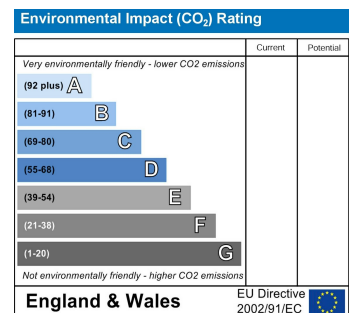
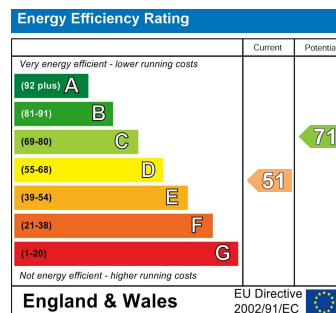
The vendor has advised the following:

Property Tenure is Freehold

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.





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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