

# HoldenCopley

PREPARE TO BE MOVED

Hungerhill Road, St. Anns, Nottinghamshire NG3 3LL

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£150,000

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## REFURBISHED PROPERTY WITH NO UPWARD CHAIN...

This beautifully presented three-bedroom semi-detached house spans two floors and offers spacious accommodation, whilst being offered to the market with no upward chain. The property is truly a credit to the current owner, having undergone a thoughtful and meticulous renovation throughout. Every room has been transformed, with no expense spared, ensuring it is completely move-in ready. The ground floor boasts two versatile reception rooms and a brand-new fitted kitchen with contemporary fixtures, perfect for cooking and entertaining. On the first floor, three bedrooms are serviced by a brand-new fitted bathroom suite. The property has been updated to an exceptional standard, featuring brand-new flooring and LED lighting installed throughout, and has been redecorated top-to-bottom in neutral tones, creating a fresh and welcoming space. Outside, the property benefits from on-street parking to the front, while to the rear is an enclosed garden, providing an outdoor space for relaxation or entertaining and a brick-built outhouse. Situated in a convenient location close to transport links, local shops, and amenities, with easy access to the City Centre and Universities, the property offers a well-connected and modern lifestyle. This is an outstanding opportunity to own a home that combines modern updates with spacious living, ready to enjoy from day one!

## MOVE-IN READY





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Newly Fitted Kitchen With Integrated Oven
- Newly-Fitted Bathroom Suite
- Neutral Decor Throughout
- Enclosed Garden With Brick-Built Outhouse
- No Upward Chain
- Close To City Centre
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15\*3" x 6\*0" (4.65 x 1.83)

The entrance hall has newly carpeted flooring, a radiator, a fitted meter cupboard, a newly-fitted LED light fixture, an in-built cupboard, a UPVC double-glazed obscure window to the front elevation, and a single door providing access into the accommodation.

Living Room

11\*11" x 10\*4" (3.64 x 3.17)

The living room has a UPVC double-glazed window to the front elevation, newly carpeted flooring, an air vent, a newly-fitted LED light fixture, a TV point, and a radiator.

Dining Room

13\*5" x 11\*0" (4.09 x 3.36)

The dining room has a UPVC double-glazed window to the rear elevation, newly carpeted flooring, an air vent, a newly-fitted LED light fixture, a radiator, and a TV point.

Kitchen

8\*7" x 6\*10" (2.64 x 2.10)

The newly-fitted kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, a brand new integrated oven with an electric glass hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a concealed boiler, tiled splashback, new wood-effect vinyl flooring, a newly-fitted LED fixture, a UPVC double-glazed window to the rear elevation, and a single door to access the garden.

FIRST FLOOR

Landing

7\*3" x 4\*1" (2.23 x 1.26)

The landing has newly carpeted flooring, a newly-fitted LED light fixture, a loft hatch, and provides access to the first floor accommodation.

Master Bedroom

13\*5" x 11\*2" (4.10 x 3.41)

The main bedroom has a UPVC double-glazed window to the front elevation, newly carpeted flooring, a newly-fitted LED light fixture, an air vent, and a radiator.

Bedroom Two

10\*8" x 10\*6" (3.26 x 3.21)

The second bedroom has a UPVC double-glazed window to the rear elevation, newly carpeted flooring, a newly-fitted LED light fixture, an air vent, and a radiator.

Bedroom Three

8\*10" x 6\*10" (2.70 x 2.10)

The third bedroom has a UPVC double-glazed window to the front elevation, newly carpeted flooring, a radiator, a newly-fitted LED light fixture, and an air vent.

Bathroom

7\*3" x 6\*11" (2.22 x 2.11)

The newly-fitted bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a chrome heated towel rail, new wood-effect vinyl flooring, partially tiled walls, an air vent, and UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front of the property is the availability for on-street parking and side access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a brick-built outhouse, a concrete seating area, steps down to a lawn with a patio pathway, a range of plants, and brick walled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank –
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low Risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

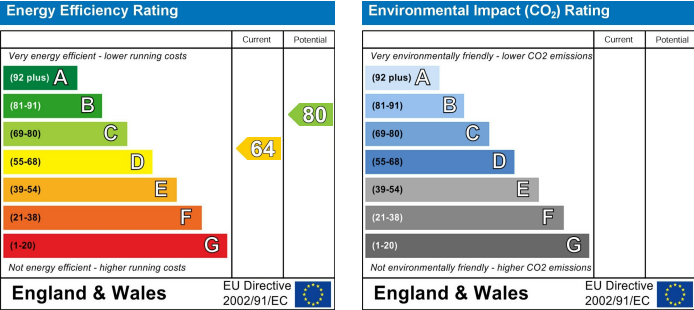
DISCLAIMER

Council Tax Band Rating - Nottingham City 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

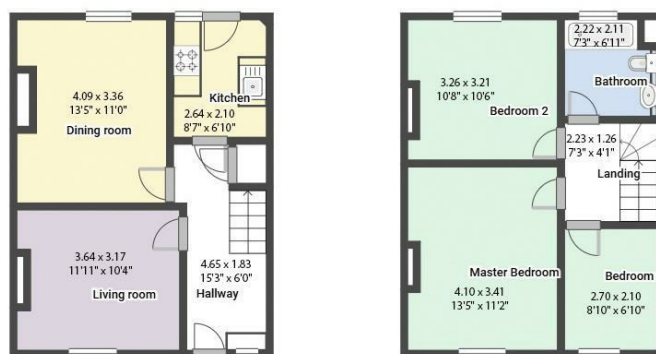
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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