

# HoldenCopley

PREPARE TO BE MOVED

West Terrace, Hucknall, Nottinghamshire NG15 7GD

---

Guide Price £140,000



West Terrace, Hucknall, Nottinghamshire NG15 7GD





GUIDE PRICE £140,000- £160,000

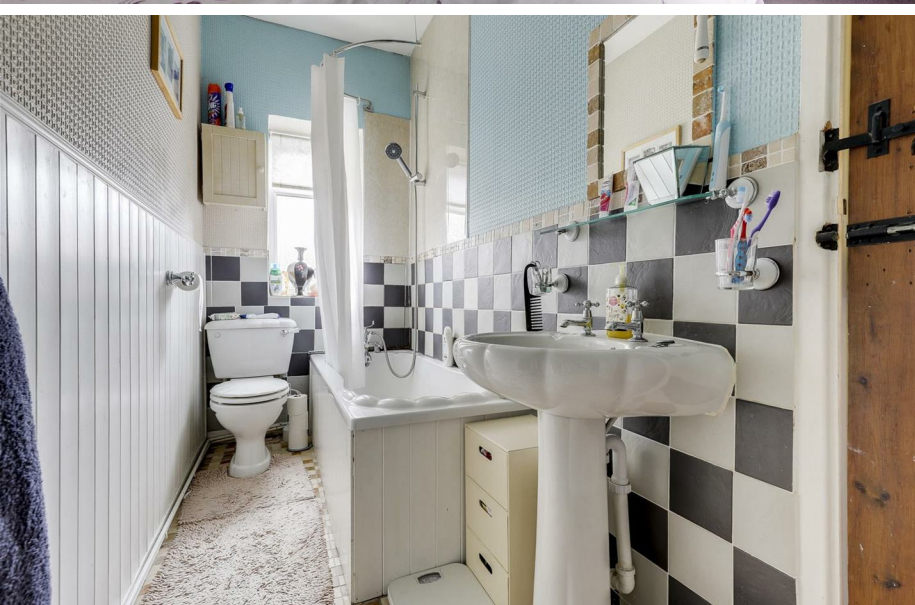
### CHARMING COTTAGE-STYLE HOME...

This delightful two-bedroom traditional mid-terrace home exudes charm and character throughout, combining a wealth of original features with modern updates. Retaining its cottage-style appeal, the property boasts exposed beams, latch doors, wooden wardrobes, and inviting brick fireplaces, all complemented by newer additions including UPVC double-glazing, and new front and rear doors. Situated in a quiet residential location, the property is conveniently close to the amenities Hucknall has to offer, including shops, schools, and excellent transport links. The ground floor comprises a welcoming living room and a fitted kitchen diner, ideal for both relaxing and entertaining. Upstairs, the first floor hosts a double bedroom, a good-sized single bedroom, and a bathroom suite, with access to a boarded loft providing additional storage. Externally, the property benefits from free on-street parking to the front and a low-maintenance rear garden featuring a patio, artificial lawn, and a timber-built shed – perfect for outdoor leisure and storage. This property presents an excellent opportunity for first-time buyers or those looking for a home full of character in a convenient location.

MUST BE VIEWED





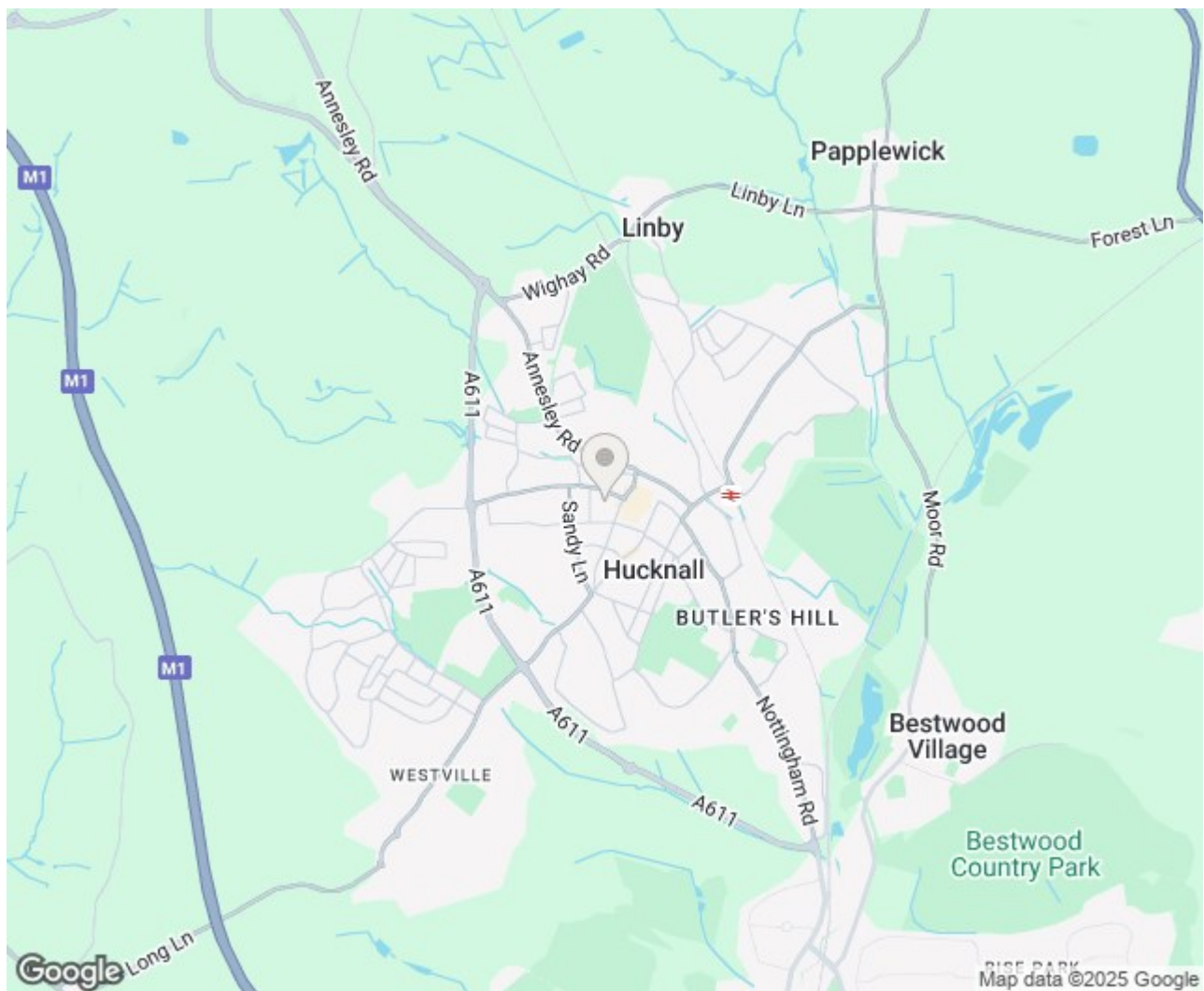


- Traditional Terraced House
- Two Bedrooms
- Living Room With Brick Feature Fireplace
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Original Features Throughout
- UPVC Double-Glazing & New Doors
- Boarded Loft
- Low Maintenance Garden
- Desirable Location











GROUND FLOOR

Living Room

13'0" x 11'8" (3.98 x 3.58)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, exposed beams on the ceiling, a feature fireplace with an exposed brick surround and tiled hearth, a TV point, a radiator, and a single composite door providing access into the accommodation.

Kitchen

12'0" x 10'9" (3.66 x 3.29)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, space and plumbing for a washing machine, space for a fridge freezer, stone tiled flooring, tiled splashback, exposed beams on the ceiling, a radiator, two UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

2'6" x 2'6" (0.77 x 0.77)

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

Master Bedroom

11'9" x 9'11" (3.59 x 3.04)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an original open fireplace, in-built wooden wardrobe, and direct access into the bathroom.

Bathroom

13'11" x 4'2" (4.26 x 1.28)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, stone tiled flooring, partially tiled and panelled walls, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10'10" x 7'6" (3.32 x 2.29)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a dado rail, an in-built wooden wardrobe, and access to the loft via a drop-down ladder.

SECOND FLOOR

Loft

13'0" x 10'0" (3.97 x 3.06)

The boarded loft has wood-effect flooring, a vaulted ceiling, and lighting.

OUTSIDE

Outside to the front of the property is on-street parking and gated access to the low maintenance garden to the rear, which has a patio area, an outdoor tap, an artificial lawn, a raised planter with decorative plants, a timber built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (downloaded) 220 Mbps (upload)
- Phone Signal – Good 4G coverage / limited 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply

- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for surface water / very low risk
- Non-Standard Construction – No
- Other Material Issues – No
- Any Legal Restrictions – No

DISCLAIMER

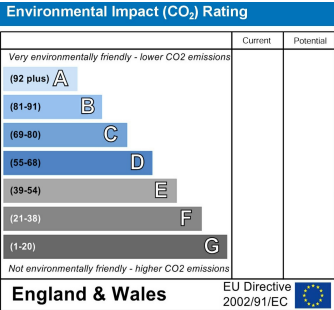
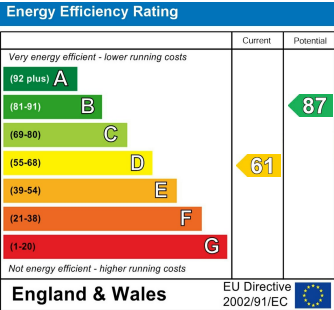
Council Tax Band Rating - Ashfield District Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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 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.

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.





# West Terrace, Hucknall, Nottinghamshire NG15 7GD



## 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.  
© HoldenCopley

## 01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.