



Nursery Close
Hucknall Nottingham

Nursery Close Hucknall Nottingham NG15 6DQ

for sale guide price
£170,000



Property Description

The property features a welcoming entrance porch, a comfortable lounge, and a spacious kitchen diner fitted with a range of wall and base units, ample dining space, and sliding patio doors opening onto the rear garden.

To the first floor are the bedrooms, two of which benefit from built-in wardrobes, along with a stylish newly fitted family bathroom featuring a freestanding bath with mains-fed shower over.

Outside, the property enjoys a gravelled front garden and a tarmac driveway providing off-road parking, leading to a car port with wooden doors.

To the rear is a fully enclosed garden with new composite fencing, a patio seating area, laid lawn.

A standout feature is the impressive garden cabin, complete with bi-fold doors, spotlights, its own electrical supply and a side-facing window, making it ideal as a home office, gym, studio or entertaining space.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front

Having a dropped kerb leading to a tarmac driveway providing off-road parking, with a gravelled front garden for ease of maintenance. The driveway extends to a car port, which benefits from a wooden door, offering sheltered parking and additional security.

Hallway

Having Karndean flooring, one radiator, understairs storage and stairs rising to the first floor.

Lounge

Accessed off the hallway, having a front-facing uPVC double glazed window, Karndean flooring, an electric fireplace with surround, and one radiator.

Kitchen Diner

A spacious kitchen diner having rear-facing sliding patio doors leading onto the patio area, a rear-facing uPVC double glazed window overlooking the garden, and a side door providing access to the car port. The kitchen is fitted with a range of wall and base units, incorporating an electric oven and hob with extractor hood over, a sink with mixer tap and drainer, and space and plumbing for a washing machine.

Landing

Having a cupboard housing the combi boiler, loft access, and access to all first-floor accommodation. The loft is part boarded, providing useful additional storage space.

Bedroom One

Having a front-facing uPVC double glazed window, one radiator, and a built-in wardrobe providing useful storage space.

Bedroom Two

Having a rear-facing uPVC double glazed window, one radiator, a built-in wardrobe providing useful storage space, and restored wooden flooring.

Bedroom Three

Having a front-facing uPVC double glazed window and one radiator.

Family Bathroom

Having tiled walls and flooring, two rear-facing obscured uPVC double glazed windows, a pedestal wash hand basin with mixer tap, low level WC, a freestanding bath with mains-fed shower over, and one radiator.

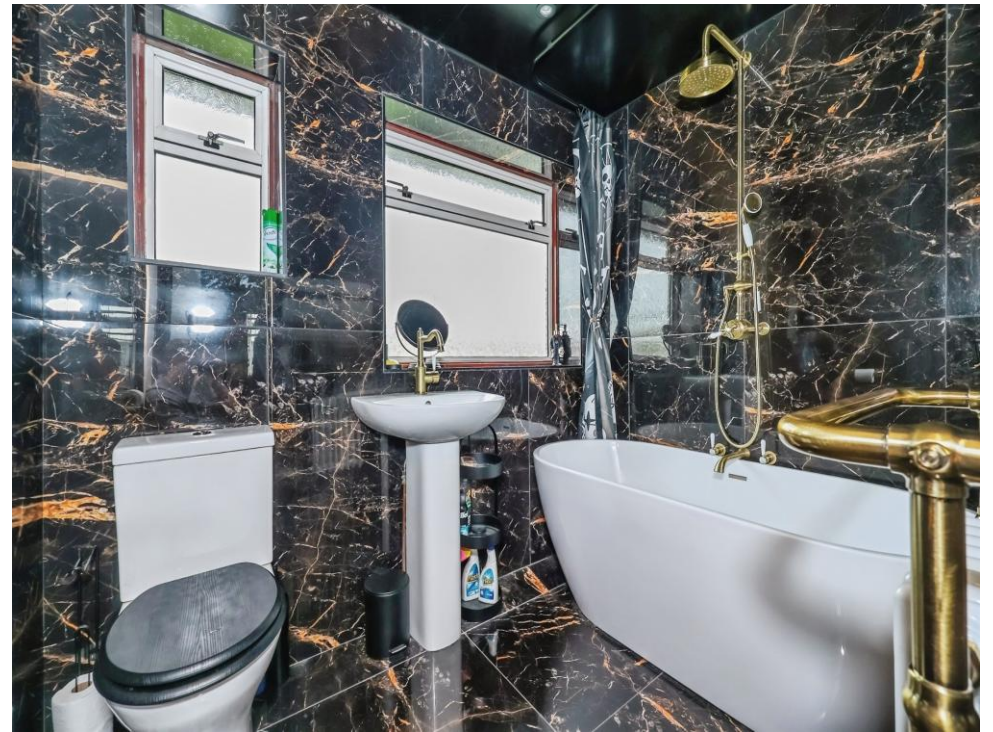
Rear Garden

Being fully enclosed and benefiting from a rear tap and new composite fencing. The garden features a patio seating area and a laid lawn, providing an ideal space for outdoor enjoyment. There is also a cabin which benefits from bi-fold doors, a side-facing uPVC double glazed window, spotlights, and its own electrical supply, making it suitable for a variety of uses including a home office, gym or entertainment space.

Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

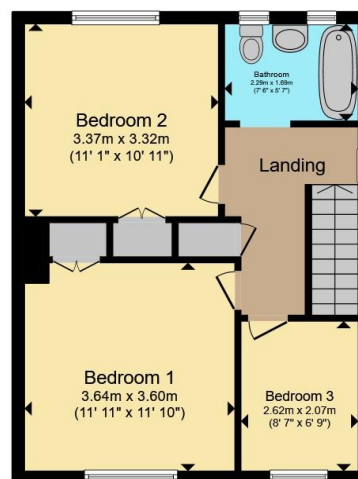




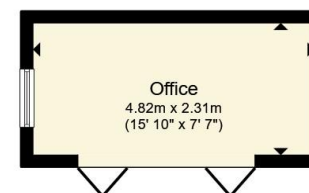




Ground Floor



First Floor



Outbuilding

Total floor area 108.7 m² (1,170 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

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