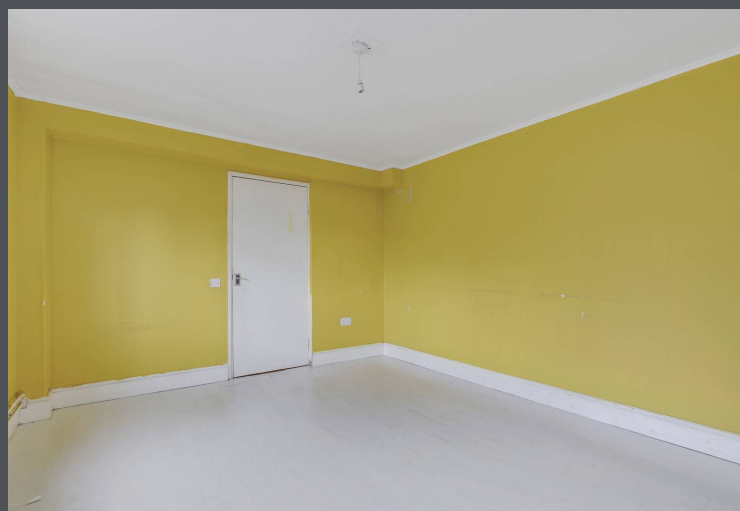




6 Hawkrigge Gardens, Nottingham

£160,000 – £170,000 Freehold

Mid-Terraced House • Three Bedrooms • Good-Sized Living Room • Fitted Kitchen • Ground Floor WC • Storage Space • Driveway • Garden With Outhouse • Sold As Seen • Must Be Viewed



GUIDE PRICE £160,000 – £170,000

NO UPWARD CHAIN...

Offered to the market with no upward chain and sold as seen, this three bedroom mid terraced house presents an excellent opportunity for buyers looking to modernise a property to their own taste. With generously proportioned accommodation throughout, the home would make an ideal purchase for first time buyers, families or investors seeking a rewarding renovation project. The ground floor comprises an entrance hallway, a spacious living room, a generous kitchen with ample space for dining and a separate W/C. Upstairs, the landing provides access to three well proportioned bedrooms and a three piece bathroom suite. Outside, the property benefits from a gated frontage providing off road parking. To the rear is an enclosed garden featuring paved areas, established planting and a useful outbuilding offering additional storage. Situated within easy reach of Nottingham City Centre, the property is conveniently placed for local amenities, schools and regular transport links. Early viewing is highly recommended to appreciate the space and potential this home has to offer.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



GROUND FLOOR

Entrance Hall

24' 1" x 5' 11" (7.34m x 1.81m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, two in-built cupboards, and a single UPVC door providing access into the accommodation. Additionally, there is a single UPVC door providing access to the rear garden.

Living Room

11' 3" x 13' 6" (3.43m x 4.11m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and coving to the ceiling.

Kitchen

11' 7" x 13' 4" (3.53m x 4.06m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and drainer, space for various appliances, tiled flooring, tiled splashback, an in-built cupboard, a radiator, and UPVC double-glazed window to the rear elevation.

WC

2' 11" x 5' 7" (0.89m x 1.71m)

This space has a low level flush WC, a wash basin, tiled splashback, tiled flooring, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

8' 7" x 6' 3" (2.61m x 1.91m)

The landing has carpeted flooring, two in-built cupboards, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11' 0" x 11' 8" (3.35m x 3.56m)

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

Bedroom Two

10' 2" x 11' 5" (3.11m x 3.49m)

The second bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, and a radiator.

Bedroom Three

8' 5" x 8' 10" (2.57m x 2.68m)

The third bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, a radiator, and an in-built cupboard.

Bathroom

5' 7" x 6' 4" (1.70m x 1.94m)

The bathroom has a low level dual flush WC, a wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, tiled flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.



Front Garden

To the front of the property is a gated driveway.

Rear Garden

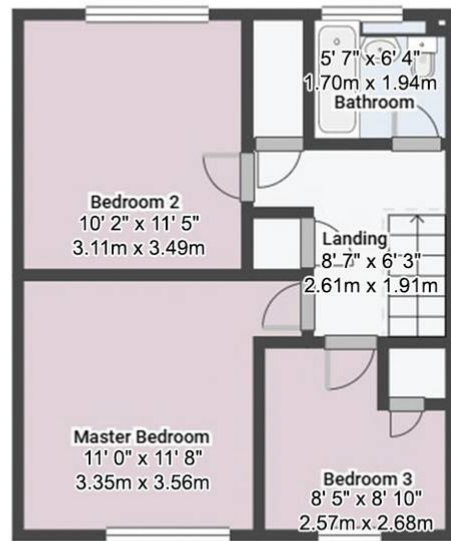
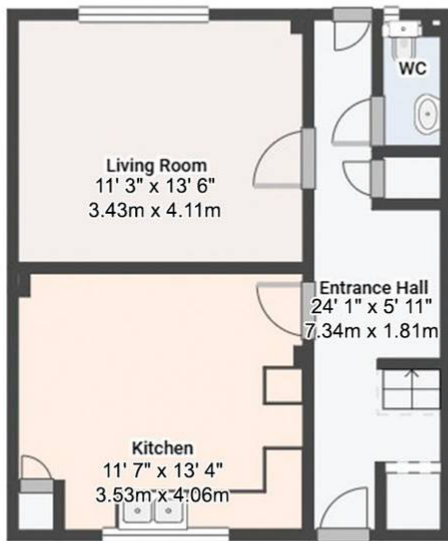
To the rear of the property is an enclosed garden with mature plants and shrubs, an outhouse and fenced boundaries.

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast available – 1800 Mbps (download) 220 Mbps (upload) | Phone Signal – Mostly Good 4G / 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk Area – Very low risk | Construction – TBC | Mining Area – The property is situated within a coal-mining reporting area. | Council Tax Band Rating – Nottingham City Council – Band A | Tenure: Freehold | Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

DISCLAIMER

HoldenCopley, their clients and employees 1: 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.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

