

HoldenCopley

PREPARE TO BE MOVED

Ogle Street, Hucknall, Nottinghamshire NG15 7FR

Guide Price £160,000 - £170,000

Ogle Street, Hucknall, Nottinghamshire NG15 7FR



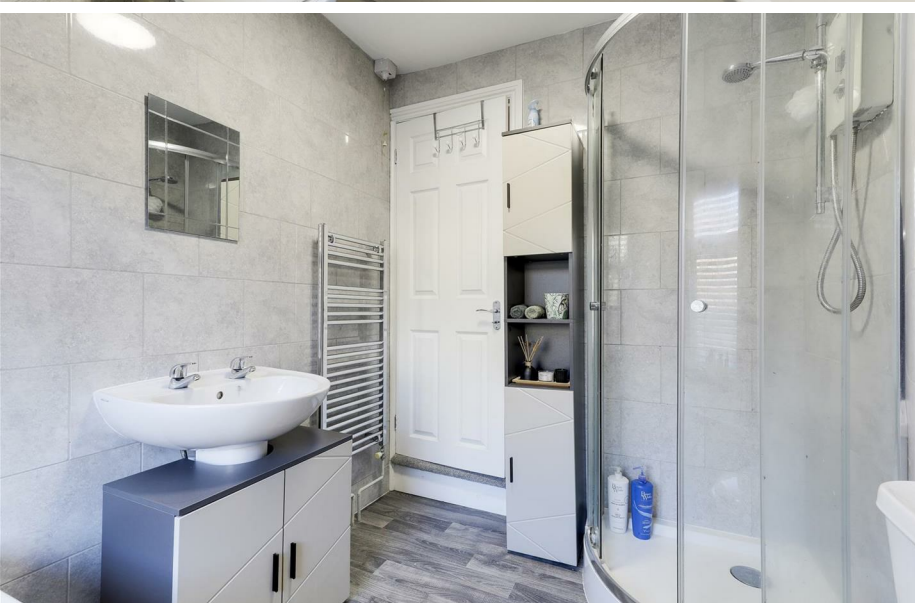
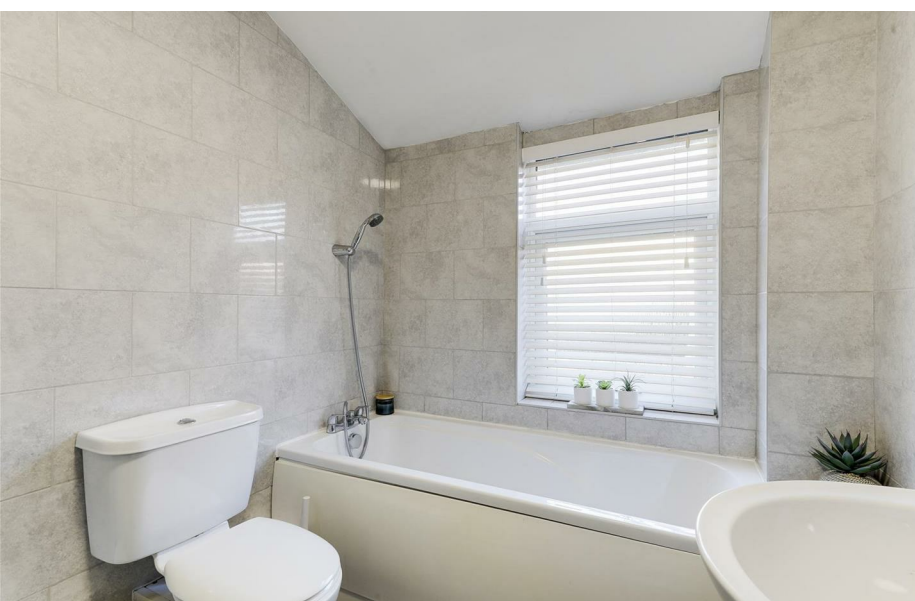
GUIDE PRICE £160,000 - £170,000

WELL-PRESENTED STARTER HOME...

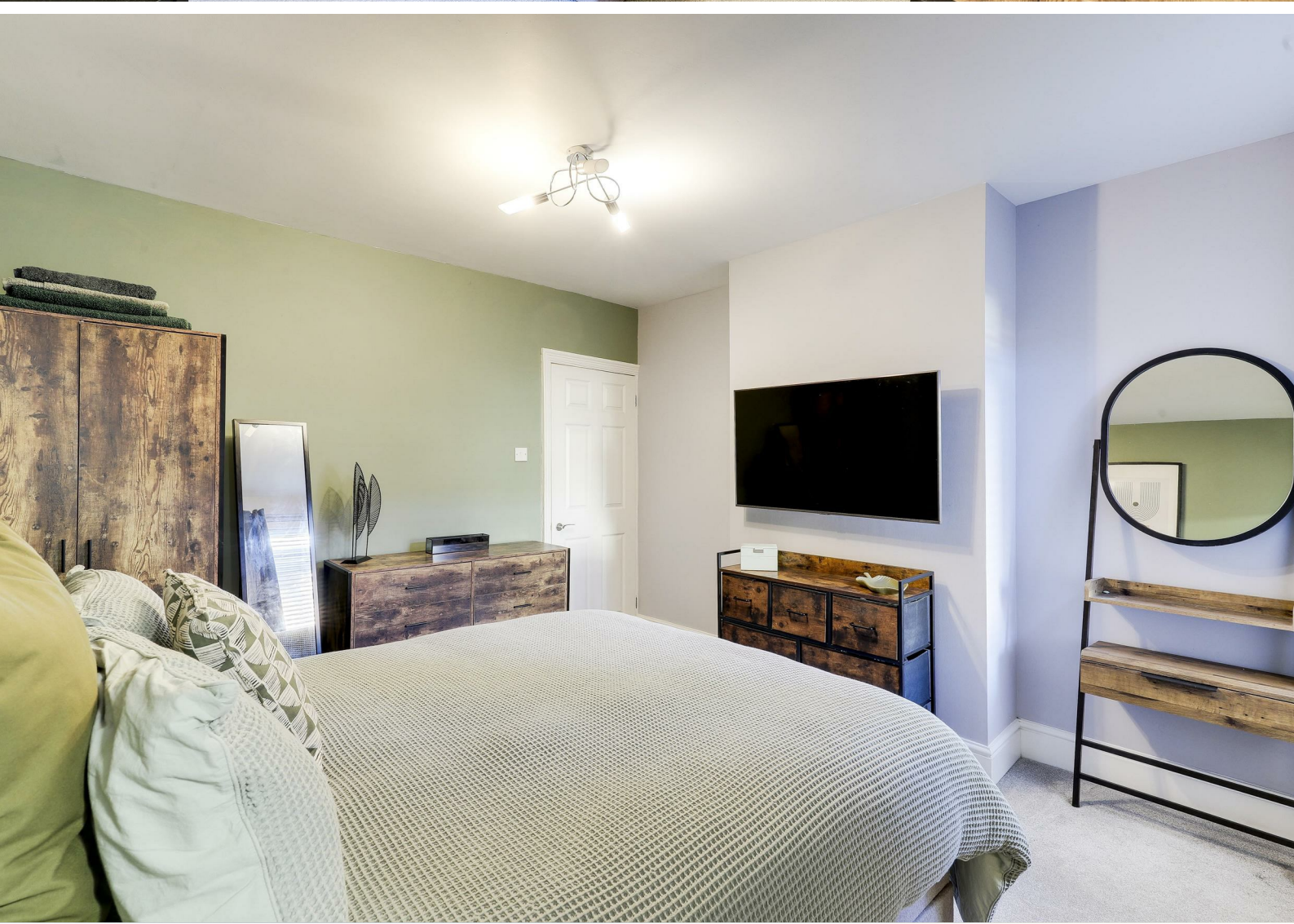
Situated in the heart of Hucknall, this beautifully presented two double bedroom mid-terrace home is a perfect blend of modern style and comfortable living, ideal for first-time buyers, professionals or investors alike. The ground floor welcomes you with a bright and airy dining room featuring stylish herringbone flooring, setting the tone for the contemporary finish found throughout. A cosy living room sits to the rear, offering a relaxing space with built-in storage, while the sleek modern kitchen is fitted with gloss handleless units, integrated cooking appliances and a practical breakfast bar, with direct access to the rear garden. Completing the ground floor is a convenient W/C. To the first floor, there are two generous double bedrooms, both well-proportioned and beautifully maintained. The master bedroom benefits from direct access to the four-piece bathroom suite, which includes both a bath and a separate shower enclosure, finished with modern tiling and fittings. Outside, the property enjoys permit parking to the front and a low-maintenance courtyard-style rear garden, perfect for outdoor seating and entertaining.

MUST BE VIEWED





- Mid Terrace House
- Two Double Bedrooms
- Bright & Airy Dining Room
- Cosy Living Room
- Sleek Modern Kitchen
- Ground Floor W/C
- Four Piece Bathroom Suite
- Modern & Well-Presented Throughout
- Permit Parking & Courtyard Style Garden
- Must Be Viewed





GROUND FLOOR

Dining Room

11'8" x 11'3" (3.58 x 3.43)

The dining room has herringbone-style flooring, a radiator, two UPVC double-glazed windows to the front elevation, and a single composite door with an overhead obscure window providing access into the accommodation.

Hallway

2'11" x 2'9" (0.91 x 0.85)

The hallway has carpeted flooring and stairs.

Living Room

12'3" x 11'8" (3.74 x 3.57)

The living room has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the rear elevation.

Kitchen

15'2" x 6'11" (4.63 x 2.11)

The kitchen has a range of fitted gloss handleless base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven and electric hob with a glass splashback and extractor fan, space and plumbing for a washing machine, space for an undercounter fridge, space for an undercounter freezer, herringbone-style flooring, partially tiled walls, a UPVC double-glazed window to the side elevation, and a UPVC door leading out to the rear garden.

W/C

4'1" x 2'8" (1.27 x 0.82)

This space has a low level flush W/C, a washbasin with a mixer tap, and herringbone-style flooring.

FIRST FLOOR

Landing

2'9" x 2'9" (0.86 x 0.84)

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

Master Bedroom

12'3" x 11'7" (3.74 x 3.55)

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

Bathroom

7'8" x 6'3" (2.36 x 1.92)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower, a shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'8" x 11'2" (3.57 x 3.42)

The second bedroom has carpeted flooring, fitted wardrobes, a radiator, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is availability for permit parking.

Rear

To the rear of the property is a low maintenance rear garden with a block paved seating area and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band A

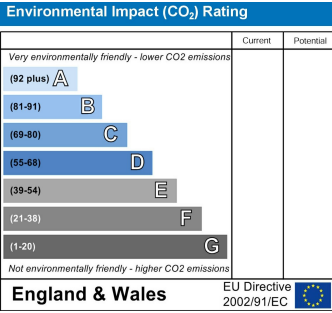
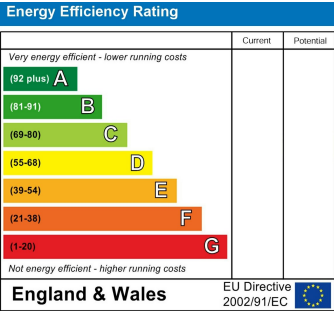
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

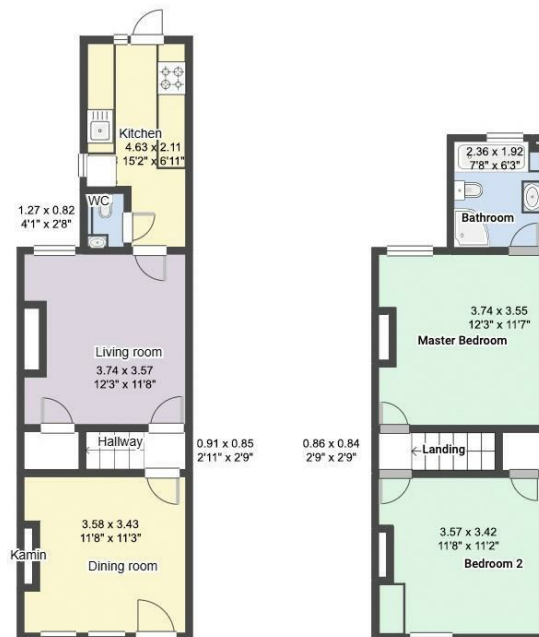
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Ogle Street, Hucknall, Nottinghamshire NG15 7FR

HoldenCopley
PREPARE TO BE MOVED



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.

01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 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.