

HoldenCopley

PREPARE TO BE MOVED

Park Hill, Awsworth, Nottinghamshire NG16 2RB

Guide Price £135,000 - £165,000

GUIDE PRICE £135,000 - £145,000

PLENTY OF POTENTIAL...

This three bedroom semi detached house would make the perfect purchase for any first time buyer or an investor alike as it offers plenty of space and potential throughout. Situated in a residential area within reach to various local amenities, schools and excellent transport links to the City Centre.

To the ground floor is an entrance hall, a spacious lounge, a kitchen, a downstairs shower room and a porch.

The first floor comprises of three bedrooms serviced by the ground floor shower room.

Outside to the front is a large block paved driveway providing ample off road parking for multiple vehicles and to the rear is a private low maintenance garden.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Downstairs Shower Room
- Kitchen
- Spacious Lounge
- Driveway
- Low Maintenance Garden
- Planning Permission for Double Extension
- Freehold
- 360 Virtual Tour Available

GROUND FLOOR

Entrance
The entrance has carpeted flooring, a wall mounted radiator and a UPVC door provides access into the accommodation

Living Room
11'9 x 10'11 (3.58m x 3.33m)
The living room has carpeted flooring, a TV point, a wall mounted electric fire, a wall mounted radiator and a double glazed window to the front elevation

Kitchen
13'5 x 8'9 (4.09m x 2.67m)
The kitchen has carpeted flooring, a range of fitted base and wall units with wooden work surfaces, a breakfast bar that seats two chairs, space for a cooker, a tiled splashback, space and plumbing for a washing machine, space for a fridge freezer, a stainless steel sink and a half with a drainer and mixer taps, an extractor fan, a wall mounted radiator and a double glazed window to the rear elevation

Bathroom
13'5 x 8'8 (4.09m x 2.64m)
The bathroom has vinyl flooring, a low level flush W/C, a vanity wash basin, a walk in shower enclosure, an extractor fan, part tiled walls and a double glazed window to the side elevation

Porch
The porch has carpeted flooring, a wall mounted radiator and a UPVC door provides access into the accommodation

FIRST FLOOR

Landing
The landing has carpeted flooring, an in built storage cupboard, a loft hatch, a double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom
11'9 x 11'7 (3.58m x 3.53m)
The main bedroom has carpeted flooring, a wall mounted radiator, two in built wardrobes, an in built storage cupboard, a TV point and a double glazed window to the front elevation

Bedroom Two
13'5 x 8'9 (4.09m x 2.67m)
The second bedroom has carpeted flooring, a wall mounted radiator, a TV point and a double glazed window to the rear elevation

Bedroom Three
8'8 x 6'0 (2.64m x 1.83m)
The third bedroom has carpeted flooring, a wall mounted radiator, a TV point and a double glazed window to the rear elevation


OUTSIDE


Front
To the front of the property is a block paved driveway with a gravel area, a courtesy light and fence panelling

Rear
To the rear of the property is a garden with paving, pebbles, raised flowerbeds, s wooden bench, courtesy lighting and fence panelling

DISCLAIMER
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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 license 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.

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 55 | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



Park Hill, Awsworth, Nottinghamshire NG16 2RB



Approx. Gross Internal Area of the Ground floor:
349.61 Sq Ft - 32.48 Sq M
Approx. Gross Internal Area of the Entire Property:
702.45 Sq Ft - 65.26 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
352.84 Sq Ft - 32.78 Sq M
Approx. Gross Internal Area of the Entire Property:
702.45 Sq Ft - 65.26 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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