



Co-Operative Avenue
Hucknall Nottingham

burchell
edwards

Co-Operative Avenue Hucknall Nottingham NG15 7AL

for sale guide price
£160,000



Property Description

The ground floor comprises a welcoming bay-fronted lounge, providing a comfortable living space, while to the rear there is a separate dining room, perfect for entertaining. The dining room flows seamlessly into the fitted kitchen, which in turn opens into a pleasant conservatory space, creating a versatile additional living area with views over the garden.

To the first floor, the property offers two good-sized bedrooms, along with a useful office space, ideal for home working or study. A modern family bathroom completes the upstairs accommodation.

Externally, the property benefits from a fully enclosed rear garden, offering a private outdoor space suitable for relaxation, dining, or family use. Offered for sale chain free via modern auction, early viewing is essential to fully appreciate the layout and potential this attractive home has to offer.

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.



Entrance Hallway

Accessed via wooden door to the front elevation leading into the hallway with stairs off to the first floor and doors off to:-

Lounge

Having bay window to the front elevation and radiator, feature stone built fireplace with gas point and plinths plus built in storage housing meters.

Dining Room

Having fireplace with gas point, radiator, understairs storage with cold slab and window to the rear elevation.

Kitchen

Having wall and base units with work surfaces over, inset Belfast sink, space for range cooker with cooker hood over, kick space electric heater, space and plumbing for washing machine and dishwasher, space for fridge and tall boy cupboard housing freezer, a radiator, window to the side elevation, recessed spotlights plus under cupboard lighting and being open plan to the conservatory.

Conservatory

Having UPVC door to the rear elevation leading out to the garden.

First Floor

Bedroom One

Having window to the front elevation and a radiator.

Bedroom Two

Having window to the rear elevation, a radiator and over stairs storage with loft hatch.

Office

Having sash window to the side elevation plus built in airing cupboard housing central heating boiler.

Bathroom

Was previously the third bedroom but is now fitted with a three piece suite comprising of spa bath with mixer tap and shower over, low level W.C, wash hand basin, a radiator and obscured window to the rear elevation.

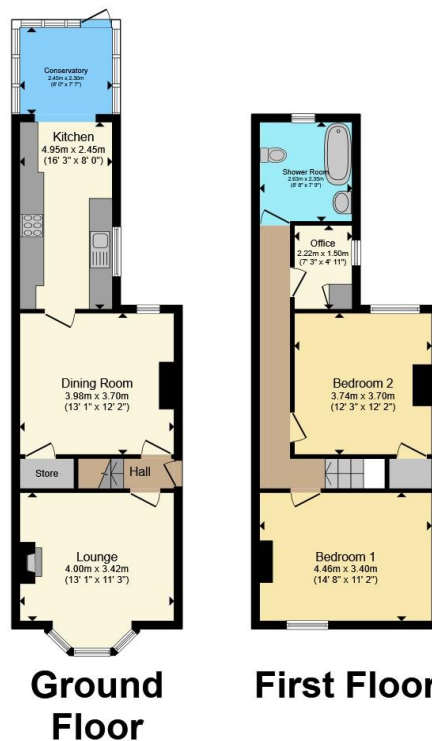
Outside

To the rear the garden has a pond, outside tap, gate access and space for shed.









Total floor area 100.3 m² (1,080 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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64 High Street Hucknall
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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