

**4 TAVERN AVENUE
ASPLEY
NOTTINGHAM
NOTTINGHAMSHIRE
NG8 5EE**



£225,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Semi-Detached Property
- Three Good-Sized Bedrooms
- Contemporary Kitchen
- Separate Utility Room
- Two Reception Rooms
- Modern Family Bathroom
- Attractive Rear Garden
- Lengthy Driveway & Garage

This semi-detached, three bedroomed property is a MUST SEE! Being presented to a very high standard and having neutral décor throughout this property is ready to move

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into! This home is situated close to a variety of local amenities; including shops, restaurants, pubs and gyms as well as being a short drive from Wollaton Hall and the Deer Park. There is easy access to Nottingham City Centre via multiple bus routes with the QMC Hospital and University being along these routes too.

To the ground floor there is a spacious living room, dining room with patio doors into the rear garden, contemporary kitchen and separate utility. Upstairs there are three good-sized bedrooms and a modern, family bathroom making this the ideal, family home. To the front of the property there is a lengthy, gated driveway leading to the detached garage and to the rear there is an attractive garden with a decking area for seating.

Entrance door into:

ENTRANCE HALL

With stairs to the first floor landing and archway into the lounge, radiator, power and ceiling light points.



LOUNGE

11'7" x 13'2" A spacious family room with UPVC double glazed windows to the front, under stairs storage cupboard, radiator, TV aerial point, power and ceiling light points.



Archway into:

DINING ROOM

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7'9" x 10'9" A bright, open room with UPVC double glazed patio doors opening into the rear garden, power and ceiling light points.



Archway into:

KITCHEN

7'4" x 10'5" Contemporary kitchen fitted with a range of wall and base units finished in white with kickboard lighting, coordinating grey work surfaces, stainless steel 1 ½ bowl sink with chrome mixer tap, integrated oven with a six ring gas hob, curved stainless steel extractor fan over, UPVC double glazed windows to the side and rear, space for a fridge and freezer, radiator, ceiling spotlights and multiple power points.



Door into:

UTILITY ROOM

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With grey work surfaces, space and plumbing for a washer and dryer, UPVC double glazed windows to the rear and side, door to the side, radiator and ceiling light point.

FIRST FLOOR LANDING

Having access to all three bedrooms, the family bathroom and loft space, UPVC double glazed window to the side, white balustrading and ceiling light point.



BEDROOM ONE

8'8" x 12'8" Double bedroom with UPVC double glazed window to the front, fitted wardrobes, radiator, power and ceiling light points.



BEDROOM TWO

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9'2" x 9'1" Double bedroom with UPVC double glazed window to the rear, fitted wardrobes, radiator, power and ceiling light points.



BEDROOM THREE

6'4" x 9'6" With UPVC double glazed window to the front, storage recess with hanging rail, radiator, power and ceiling light points.



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BATHROOM

6'1" x 6'1" Modern bathroom fitted with a three-piece white suite comprising; close coupled eco-flush W.C, pedestal wash hand basin with chrome mixer tap, panelled bath with rainfall shower over, UPVC double glazed opaque window to the rear, beige marble effect floor and wall tiling, towel rail radiator and ceiling light point.



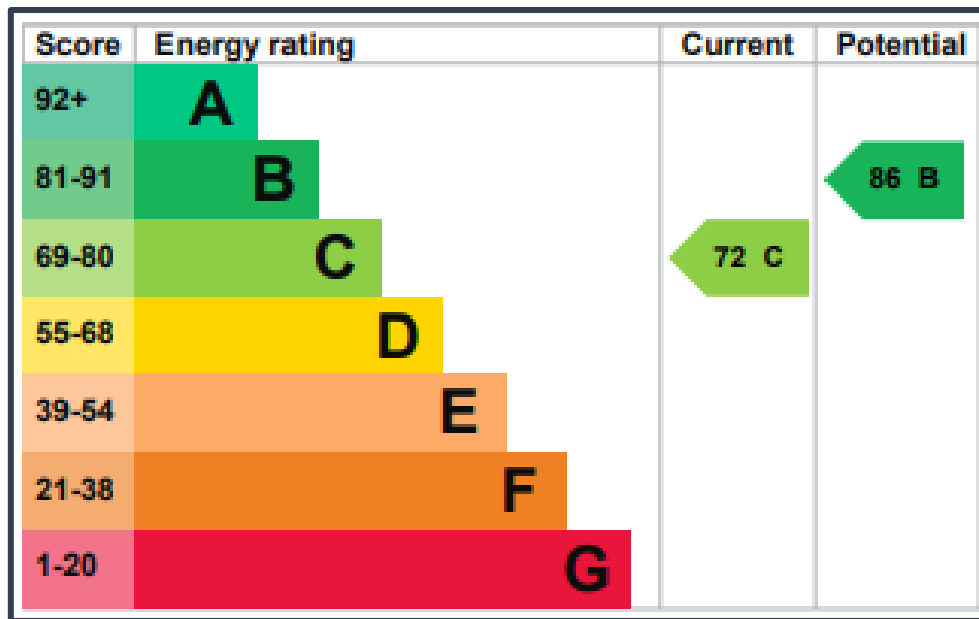
OUTSIDE

This attractive, easy to maintain rear garden has a decking area which is accessed straight from the patio doors, making the perfect seating area or spot for garden furniture. There is also a section laid to lawn and gravelled area. To the front of the property there is a driveway, followed by a further gated driveway leading to the garage and gated access to the rear garden.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Nottingham City Council

Council Tax Band – B

Primary School – Richard Bonington Primary & Nursery School/ Robert Mellors Primary School

Secondary School – Derrymount School/Redhill Academy

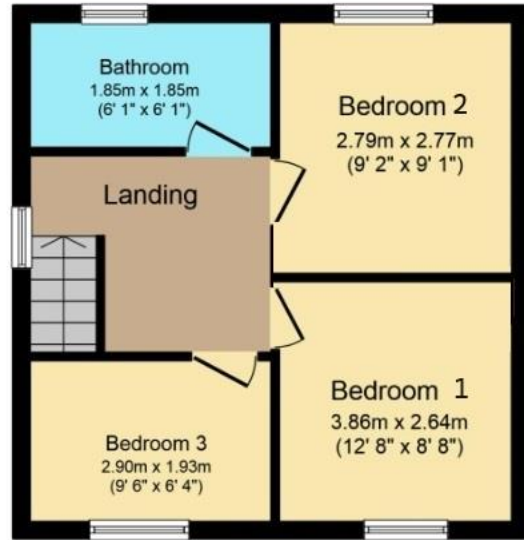
Stamp Duty on Asking Price: Nil (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Ground Floor



First Floor

Total floor area 76.0 sq. m. (818 sq. ft.) approx

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.