

7 high street
hucknall
nottingham
NG15 7HJ

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Sales & Lettings

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**NO
CHAIN**

**9 MAPLE AVENUE
SANDIACRE
NOTTINGHAMSHIRE
NG10 5EF**



£320,000

VIEWING

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

TENURE

Freehold

- Detached Property
- Two Bedrooms
- Spacious Kitchen
- Family Bathroom
- Large Garden
- Garage and Large Driveway
For Off Street Parking
- Viewing Highly
Recommended

9 MAPLE AVENUE, SANDIACRE, NOTTINGHAMSHIRE

This well presented two bedroom property is located on a quiet street in a popular area of Nottingham with excellent links to the M1 and easy access to Stoney Clouds Nature Reserve.

The property offers a large living room, spacious kitchen, a substantial conservatory, an office, a garage (used as a utility room/workshop) and a W.C. to the ground floor whilst the first floor has two good sized bedrooms and the family bathroom. The property used to have three bedrooms however the hallway door was blocked off and the wall between bedrooms one and three removed to make bedroom one larger. These can easily be reinstated to make it a three bedroom again.

Entrance door into:

HALLWAY

With access to the ground floor rooms, stairs to the first floor landing, radiator, power and ceiling light point.



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LOUNGE

9'10" x 20" A spacious family room with UPVC double glazed bay window to the front, feature fire place, radiator, power and ceiling light points.



KITCHEN/DINER

7'6" x 16" Fitted with a range of wall and base units in a wood finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring hob, extractor fan, composite sink, door to the side, window into conservatory, door to the conservatory, radiator, power and ceiling light points.



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CONSERVATORY

A large conservatory with windows to the rear, door to the rear, radiators, power and ceiling light points.



GROUND FLOOR W.C.

With W.C., wash hand basin, radiator and ceiling light point.



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GARAGE/UTILITY/WORKSHOP

36" x 8'6" Garage attached to the property currently used as a utility/workshop, fitted with white wall and base units, single drainer sink, access to office, Velux roof window, power and lighting.



OFFICE

7'6" x 8'6" With window to the rear, power and ceiling light points.



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FIRST FLOOR LANDING

With access to all the bedrooms and the bathroom, radiator, power and ceiling light points.



BEDROOM ONE

16" x 13'9" With windows to the front, radiator, power and ceiling light points.



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BEDROOM TWO

10" x 10" With window to the rear, fitted wardrobes, radiator, power and ceiling light points.



BATHROOM

White three piece suite comprising of a W.C., wash hand basin and bath with shower over, part wall tiling, windows to the side and rear, radiators and ceiling light point.



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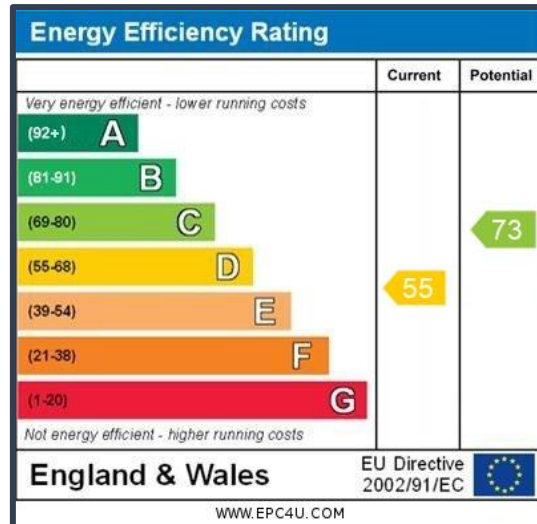
OUTSIDE

To the rear of the property there is a well maintained garden with a small patio area, a large section laid to lawn, a brick built storage shed with power and lighting, a variety of foliage all enclosed with fencing.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Erewash Borough Council

Council Tax Band – C

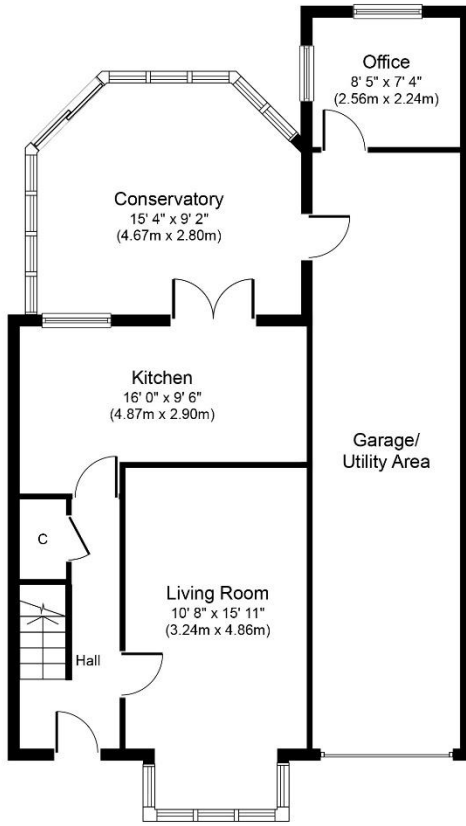
Primary School – Cloudside Junior School

Secondary School – Friesland School

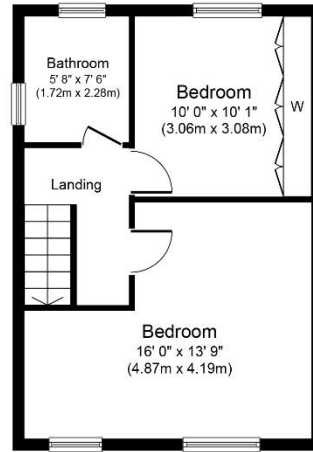
Stamp Duty on Asking Price: £3,500 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Ground Floor
Approximate Floor Area
969 sq. ft.
(90.0 sq. m.)



First Floor
Approximate Floor Area
391 sq. ft.
(36.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.