

7 high street  
hucknall  
nottingham  
NG15 7HJ

need2view  
property services  
Sales & Lettings

tel: 0115 968 0809  
fax: 0115 968 0877

www.need2view.co.uk  
e-mail: mail@need2view.co.uk

**90a ANNESLEY ROAD  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 7DD**



**GUIDE PRICE £265,000 - £270,000**

**VIEWING**

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

**TENURE**

Freehold

- Detached Property
- Three Bedrooms
- Modern Kitchen
- Family Bathroom

- Ensuite & Ground Floor W.C
- Gated Driveway
- Viewing Highly Recommended

## **90a ANNESLEY ROAD, HUCKNALL, NOTTINGHAMSHIRE**

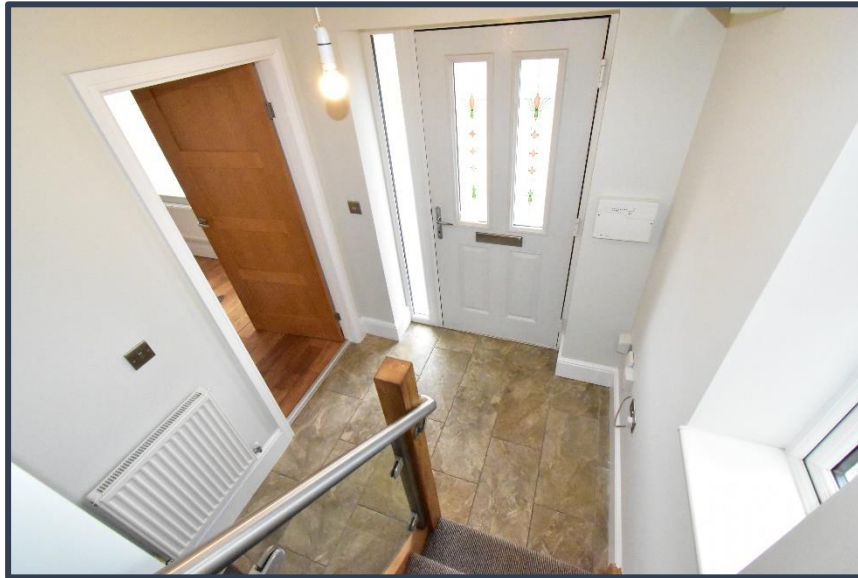
**Need2View are delighted to bring to market this beautifully presented, three bedroom, detached property located on a popular street in a sought after area of Nottinghamshire, close to local amenities, good schools and excellent transport links to Nottingham City Centre.**

**The property offers a spacious living room, modern dining kitchen and a W.C. to the ground floor, whilst the first floor has three good sized bedrooms (with an ensuite to the master bedroom) and the family bathroom. To the rear of the property there is a easy to maintain garden and to the front a large gated driveway with ample parking for multiple vehicles.**

Entrance door into:

### **HALLWAY**

With stairs to the first floor landing, access to the living room and W.C., radiator, power and ceiling light points.



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**LOUNGE**

**12'10" x 12'6"** A spacious family room with UPVC double glazed window to front, feature fireplace, radiator, power and ceiling light points.



**KITCHEN/DINER**

**19'4" x 8'6"** Fitted with a range of wall and base units in a white finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated dishwasher, integrated oven, integrated microwave, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the rear, patio doors to the rear, radiator, power points and ceiling spotlights.





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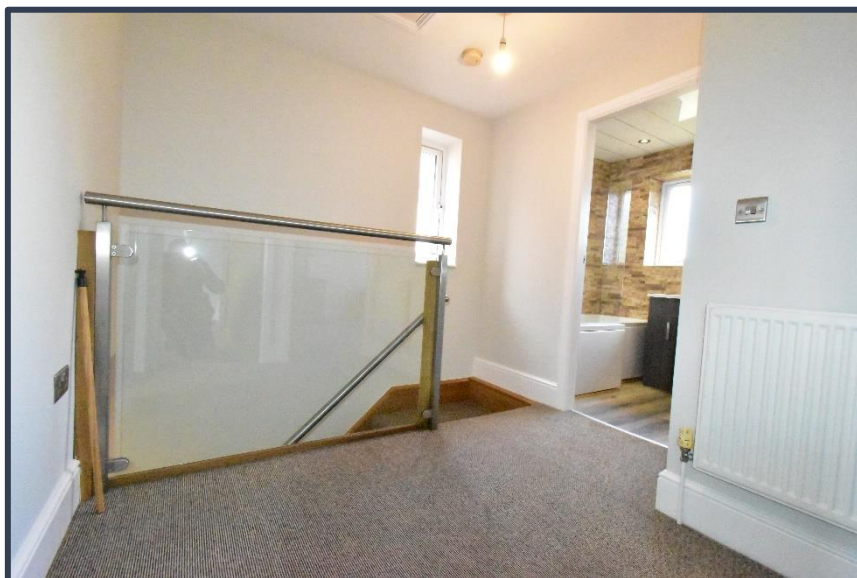
**GROUND FLOOR W.C.**

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



**LANDING**

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



**90a ANNESLEY ROAD, HUCKNALL, NOTTINGHAMSHIRE**

**BEDROOM ONE**

**10'10" x 9'6"** With UPVC double glazed window to the rear, built in wardrobes, radiator, power and ceiling light points.



**EN SUITE**

With a wash handbasin, W.C., shower cubicle and ceiling light point.



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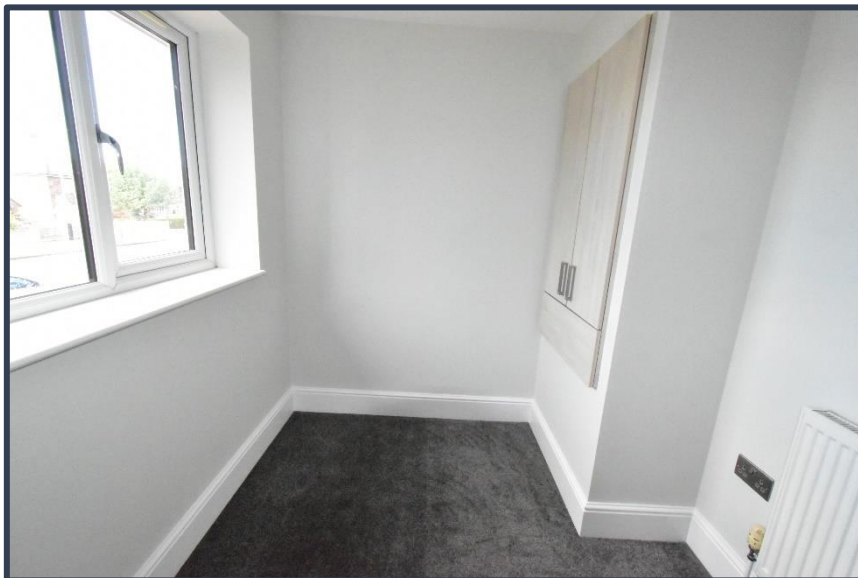
**BEDROOM TWO**

**9'6" x 9'2"** With UPVC double glazed window to the front, fitted wardrobes, radiator, power and ceiling light points.



**BEDROOM THREE**

**7'10" x 6'11"** With UPVC double glazed window to the front, fitted wardrobes, radiator, power and ceiling light points.





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**BATHROOM**

6'7" x 5'7" White three piece suite comprising of a wash hand basin built into vanity, W.C. and a bath with shower over, fully tiled walls, UPVC double glazed window to the rear, chrome towel radiator and ceiling light point.

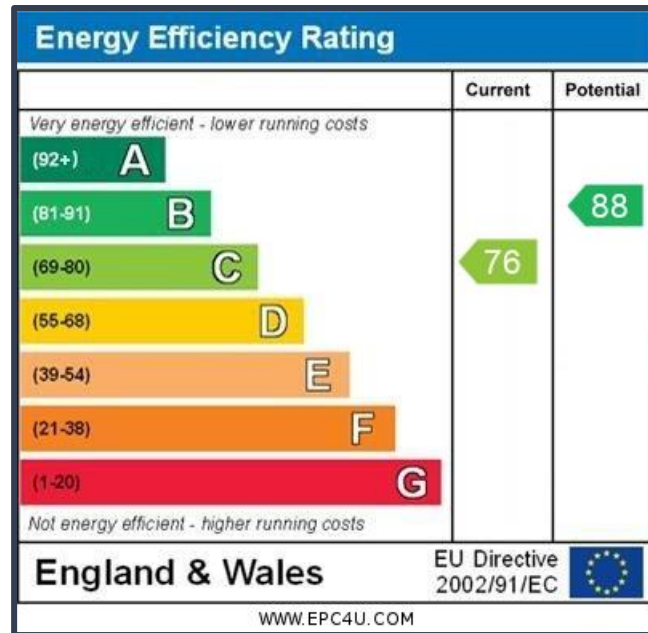


**OUTSIDE**

To the rear of the property there is a good sized garden with a patio area and sections laid to lawn. To the front of the property there is a gated driveway with ample parking for multiple vehicles.



**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – C

**Primary School** – Hillside Primary and Nursery School

**Secondary School** – The National School

**Stamp Duty on Asking Price:** £1,500 (Additional costs may apply if being purchased as a second property)

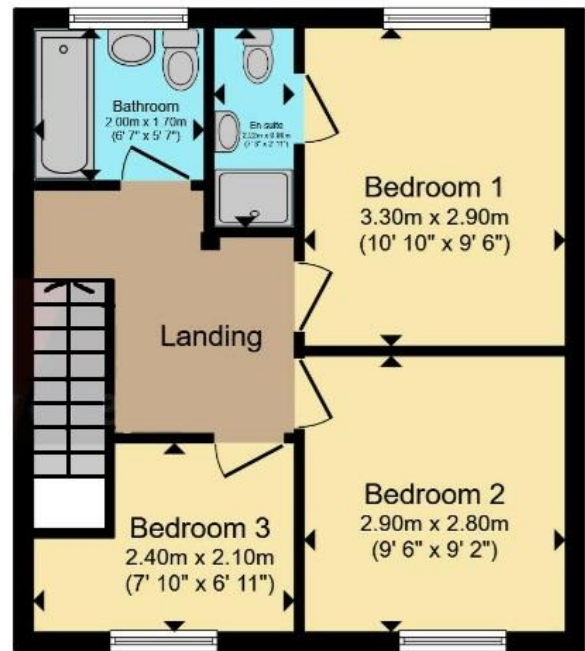


**90a ANNESLEY ROAD, HUCKNALL, NOTTINGHAMSHIRE**

**FLOOR PLAN**



**Ground Floor**



**First Floor**

Total floor area 79.9 sq.m. (860 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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.