

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

**NO  
CHAIN**

**6 HAWKSLEY ROAD  
HYSON GREEN  
NOTTINGHAMSHIRE  
NG7 6AN**



**£250,000**

**VIEWING**

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

**TENURE**

Freehold

- Mid Terrace Property
- Three Storey Property
- Three Bedrooms
- Two Reception Rooms
- Good Sized Garden
- Close To Local Amenities
- Viewing Highly Recommended

## **6 HAWKSLEY ROAD, HYSON GREEN, NOTTINGHAMSHIRE**

**Need2View are delighted to bring to market this beautifully presented three bedroom, mid terrace property located in a popular area of Nottinghamshire.**

**To the ground floor the property has a spacious living room, dining kitchen, bathroom and a utility room, whilst the first floor has two good sized bedrooms (both with ensembles) and finally the second floor has a large bedroom, also with an ensuite. To the rear of the property there is a garden area.**

Entrance door into:

### **LOUNGE**

**12'4" x 11'3"** A spacious family room with UPVC double glazed window to the front, stairs to the first floor, access to the cellar, access to the dining/kitchen, radiator, power and ceiling/wall light points.



## **6 HAWKSLEY ROAD, HYSON GREEN, NOTTINGHAMSHIRE**

### **KITCHEN/DINING ROOM**

**12'3" x 11'3"** Fitted with wall and base units in a grey finish with coordinating work surfaces, part wall panelling, space and plumbing for a fridge freezer, four ring hob, extractor fan, single drainer sink with mixer tap, access to a bathroom. UPVC double glazed window to the rear, radiator, power points and ceiling spotlights.



### **BATHROOM**

**5'4" x 5'1"** White suite comprising of a wash hand basin, W.C and shower cubicle, fully tiled walls, UPVC double glazed opaque window to the side, radiator and ceiling light point.





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### UTILITY ROOM

9'7" x 5'7" With UPVC double glazed window to the side, space and plumbing for a washing machine, cupboard space, single drainer sink with mixer tap, power and ceiling light points.



### BEDROOM TWO

14'4" x 12'4" With UPVC double glazed window to the rear, kitchen area comprising of wall and base units in a grey finish with coordinating work surfaces, part wall panelling, space and plumbing for a fridge freezer, four ring hob, extractor fan, single drainer sink with mixer tap, radiator, power and ceiling light points.



## 6 HAWKSLEY ROAD, HYSON GREEN, NOTTINGHAMSHIRE

### ENSUITE

**6'5" x 3'8"** White suite comprising of a wash hand basin built into vanity, W.C and a shower cubicle, fully tiled walls, radiator and ceiling light point.



### BEDROOM THREE

**12'4" x 11'11"** With UPVC double glazed window to the front, kitchen area comprising of wall and base units in a grey finish with coordinating work surfaces, part wall panelling, space and plumbing for a fridge freezer, four ring hob, extractor fan, single drainer sink with mixer tap, radiator, power and ceiling light points.



## **6 HAWKSLEY ROAD, HYSON GREEN, NOTTINGHAMSHIRE**

### **ENSUITE**

**7'4" x 3'8"** White suite comprising of a wash hand basin built into vanity, W.C. and a shower cubicle, fully tiled walls, radiator and ceiling light point.



### **BEDROOM FOUR**

**15'1" x 13'5"** With UPVC double glazed window to the front, kitchen area comprising of wall and base units in a grey finish with coordinating work surfaces, part wall panelling, space and plumbing for a fridge freezer, four ring hob, extractor fan, single drainer sink with mixer tap, radiator, power and ceiling light points.





## **6 HAWKSLEY ROAD, HYSON GREEN, NOTTINGHAMSHIRE**

### **EN SUITE**

**6'10" x 6"** White suite comprising of a wash hand basin built into vanity unit, W.C., and a shower cubicle, fully tiled walls, radiator and ceiling light point.



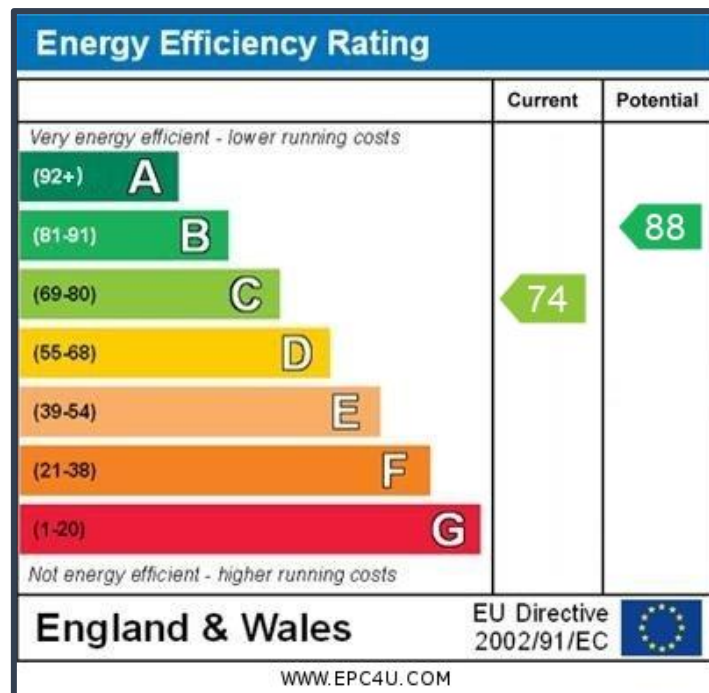
### **OUTSIDE**

To the rear of the property there is a small enclosed garden.



## 6 HAWKSLEY ROAD, HYSON GREEN, NOTTINGHAMSHIRE

### EPC GRAPH



### ADDITIONAL INFORMATION

**Local Council** – Nottingham City Council

**Council Tax Band** – A

**Primary School** – Berridge Infant and Nursery School/Berridge Junior School

**Secondary School** – Djanogly City Academy

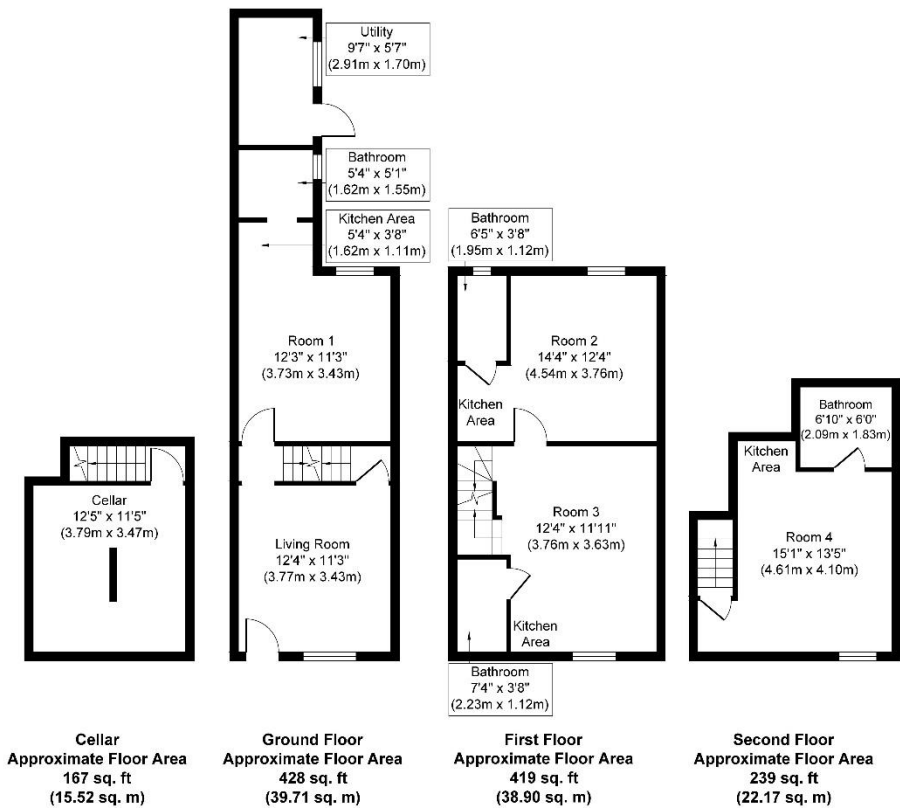
**Stamp Duty on Asking Price:** N/A (Additional costs may apply if being purchased as a second property)

**Agents Notes:** For avoidance of doubt, prospective purchaser's should be aware that this property is not registered as an HMO.



6 HAWKSLEY ROAD, HYSON GREEN, NOTTINGHAMSHIRE

FLOOR PLAN



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.