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Sales & Lettings

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**ROBERTS LANE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6LW**



£425,000

VIEWING

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

TENURE

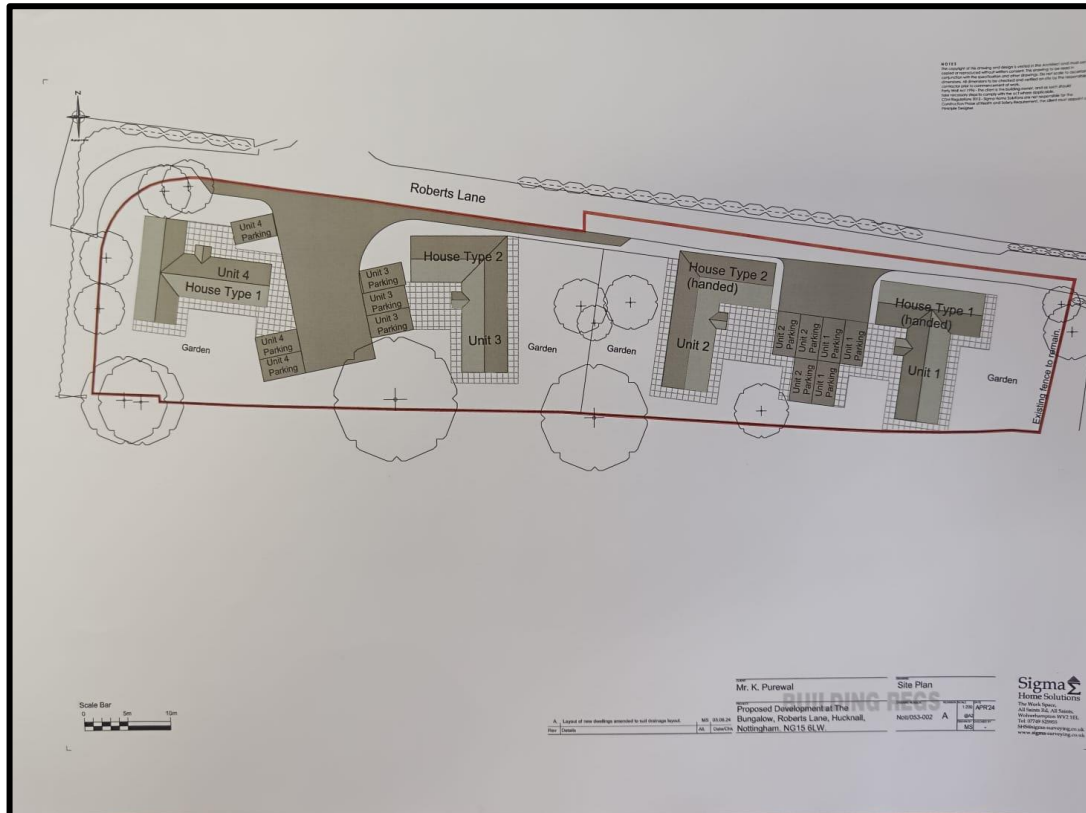
Freehold

- Brand New Bungalow
- Driveway For Multiple Cars
- Wheelchair Access to Front Doors
- Electric Charging Point for Electric Vehicles
- Two Double Bedrooms

TYPE 1 UNIT 1 - ROBERTS LANE, HUCKNALL

This exclusive development comprises of four bespoke architect designed bungalows of generous proportions on good sized plots.

SITE PLAN



Wheelchair access to the front door.

Electric charging points for electric vehicles

Entrance

There is an open porch to the hallway, from the hallway we've got a living, dining and kitchen area.

Kitchen

The kitchen will be fitted to a high standard and will include an integrated fridge, freezer, oven, microwave and hob with extractor. The kitchen will also come with an integrated dishwasher, ceiling spot lights, laminate to flooring which extends through to the hallway.

Utility Room

The utility room will have space and plumbing for a washing machine and space for a dryer, laminate to flooring. they will also be a doorway to enter the rear garden.

Master Bedroom with Ensuite

The Master bedroom will benefit from fitted wardrobes, carpet to flooring and ensuite with walk-in shower, with W.C and wash hand basin and will be half tiled with floor tiling. There will also be patio doors in the master bedroom that open onto the rear garden. Entrance door will be oak finish.

Bedroom Two

Bedroom Two is a double bedroom with carpet to flooring. The entrance door will be in a oak finish.

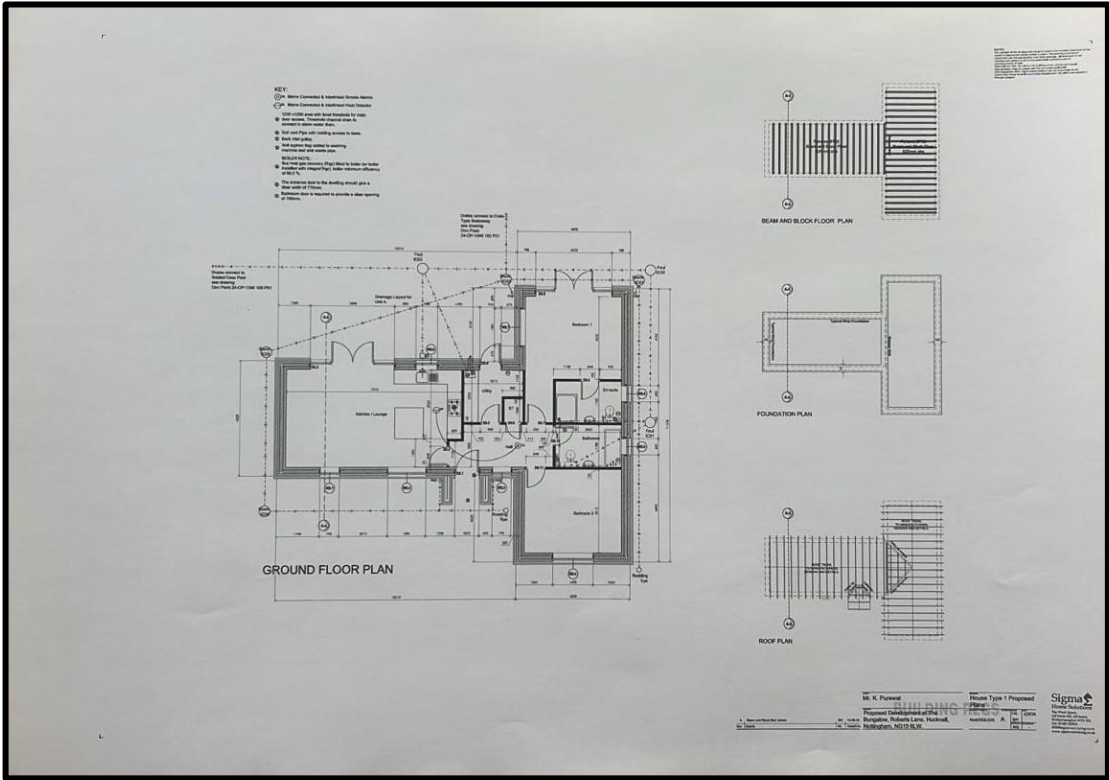
Bathroom

Bathroom will half tiled with floor tiling and will include a three piece white suite comprising a bath with mixer taps and a double head shower with shower screen. There will be a sink fitted into vanity unit and W.C. with integrated flush.

Outside Area

There are patio doors overlooking the generous gardens and a driveway with parking for a number of vehicles as well as a front and side garden areas. The bungalow will benefit from outside lighting.

BUNGALOW TYPE 1



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.