

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

**14 CREW LANE CLOSE
SOUTHWELL
NOTTINGHAMSHIRE
NG25 0JA**



£394,500

VIEWING

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

TENURE

Freehold

- Large Semi Detached Property
- Three Storey
- Four Bedrooms
- Modern Dining Kitchen
- Easy To Maintain Garden
- Driveway For Off Street Parking
- Viewing Highly Recommended

14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this stunning, three storey, semi detached property on a quiet street in the sought after town of Southwell in Nottinghamshire.

The property offers a sitting room, modern dining kitchen and a W.C. to the ground floor, whilst the first floor has a spacious living room, a bedroom and the family bathroom and finally the second floor has a further three good sized bedrooms (one with an ensuite) and a W.C.. To the rear of the property there is a good sized, easy to maintain garden and to the front there is a driveway providing off street parking.

Entrance door into:

HALLWAY

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



SITTING ROOM

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



14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

KITCHEN/DINER

16'3" x 15'8" Fitted with a range of wall and base units in a grey finish with coordinating work surfaces, part wall tiling, integrated washing machine, integrated fridge freezer, integrated dishwasher, integrated oven, five ring gas hob, extractor fan, single drainer sink with mixer tap, UPVC double glazed window to the rear, UPVC patio doors to the rear, radiator, power and ceiling light points.



GROUND FLOOR W.C.

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



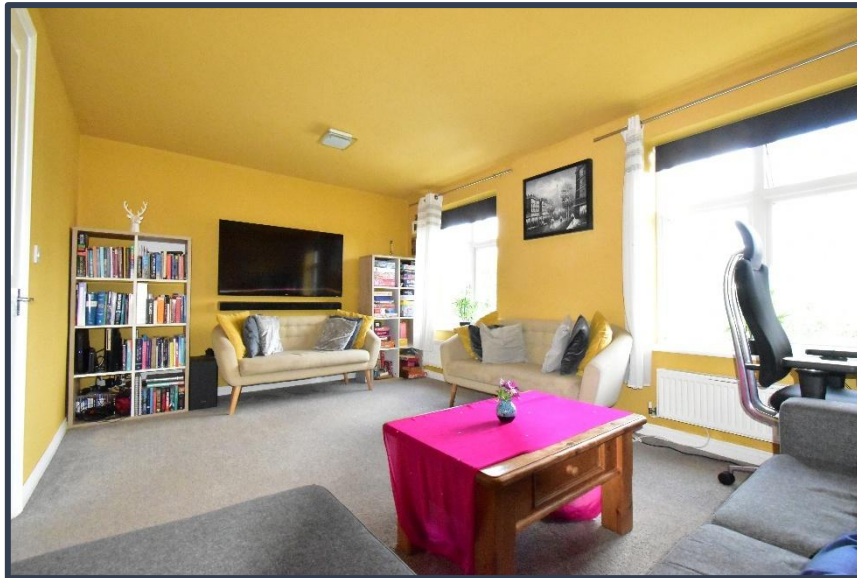
14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

FIRST FLOOR LANDING

With stairs to the second floor landing, access to the first floor rooms, power and ceiling light points.

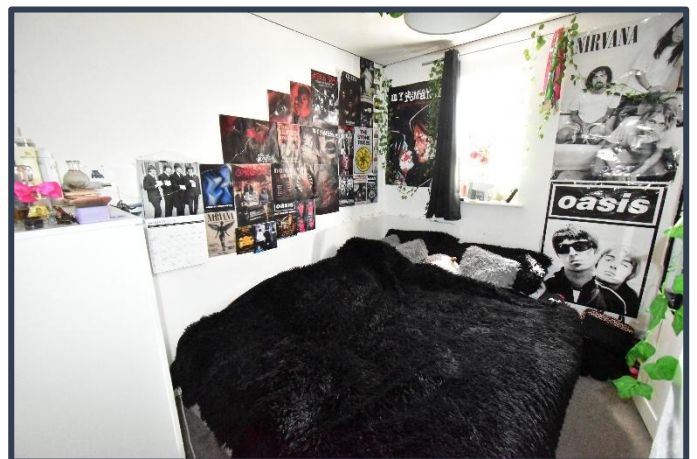
LOUNGE

10'4" x 15'8" A spacious family room with UPVC double glazed windows to the front, radiator, power and ceiling light points.



BEDROOM ONE

9'2" x 15'8" With UPVC double glazed windows to the front, radiator, power and ceiling light points. (Currently temporarily portioned to make two bedrooms).



14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

BATHROOM

7'2" x 6'5" White suite comprising of a wash hand basin built into vanity, W.C. and bath with shower over, part tiled walls, chrome towel radiator and ceiling light point.

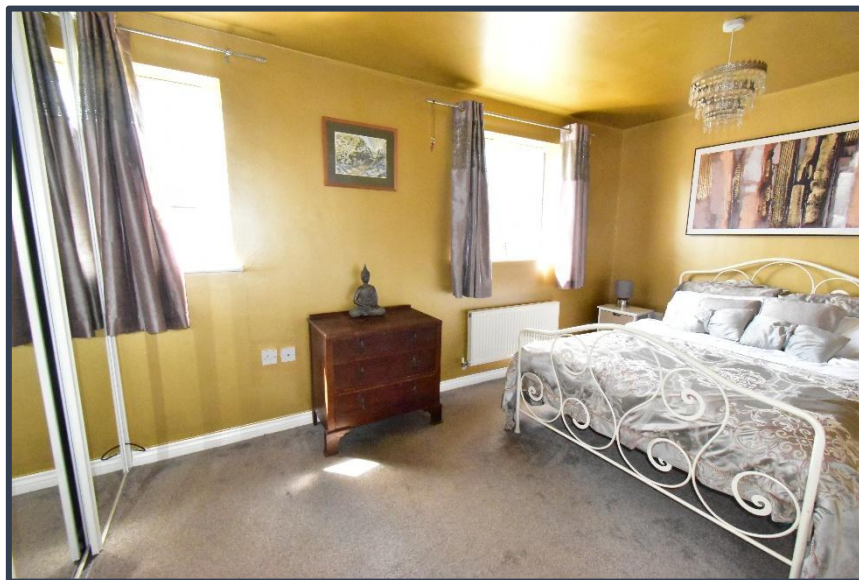


SECOND FLOOR LANDING

With access to all the second floor rooms and ceiling light point.

BEDROOM TWO

8'10" x 13'1" With UPVC double glazed windows to the rear, fitted wardrobes, access to an ensuite radiator, power and ceiling light points.



14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

EN SUITE

5'6" x 4'6" White suite comprising of a wash hand basin built into vanity, W.C. and a shower cubicle, part wall tiling and ceiling light point.



BEDROOM THREE

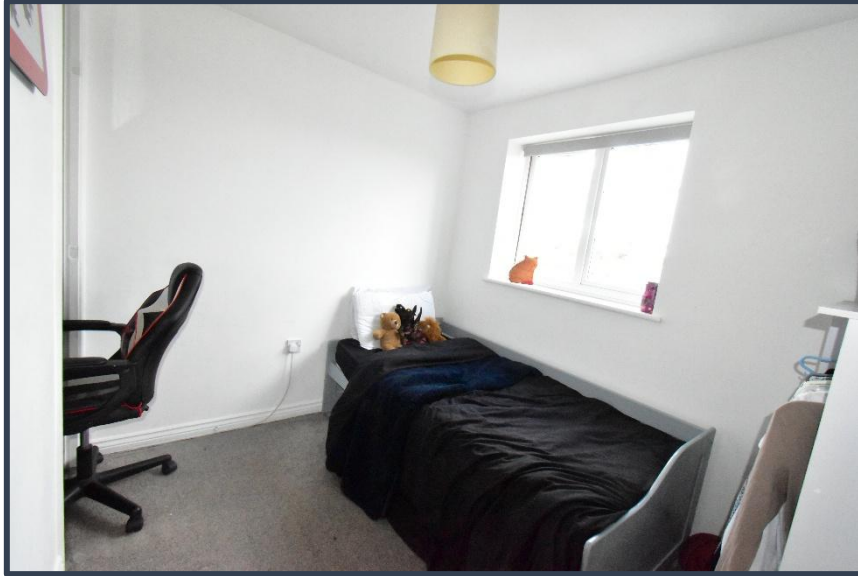
10'4" x 6'5" With UPVC double glazed window to the front, radiator, power and ceiling light points.



14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

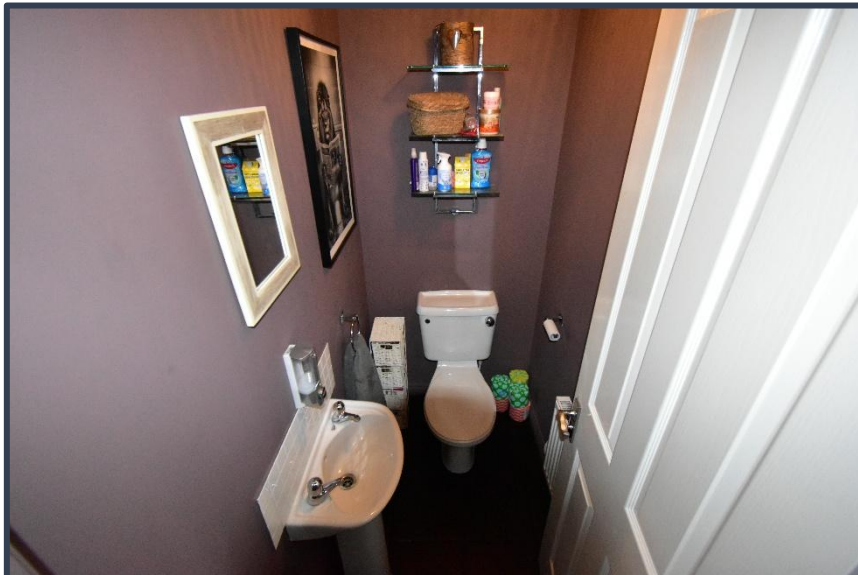
BEDROOM FOUR

7'3" x 8'11" With UPVC double glazed window to the front, built in storage cupboard, radiator, power and ceiling light points.



W.C.

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



14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

OUTSIDE

To the front of the property there is a good sized, easy to maintain garden with a patio area and a section laid to lawn, all enclosed with fences. To the front of the property there is a driveway providing off street parking.



14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

EPC GRAPH

ADDITIONAL INFORMATION

Local Council – Newark and Sherwood District Council

Council Tax Band – D

Primary School – Lowe's Wong Infant School/Lowe's Wong Anglican Methodist Junior School/Holy Trinity CofE Infant School

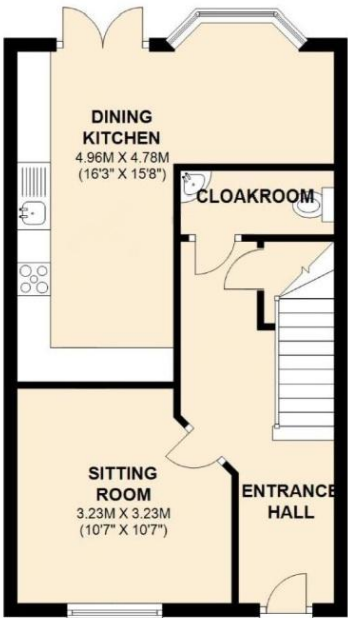
Secondary School – Minster School

Stamp Duty on Asking Price: £9,725 (Additional costs may apply if being purchased as a second property)

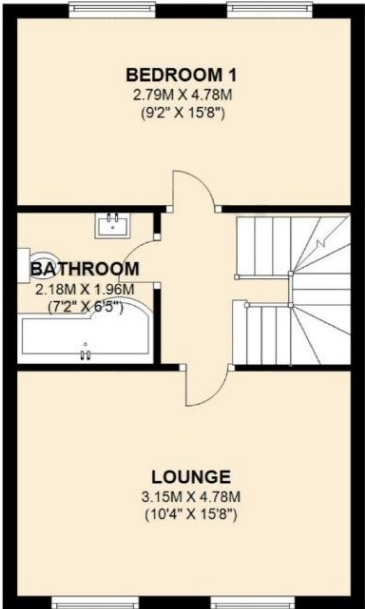
14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

FLOOR PLAN

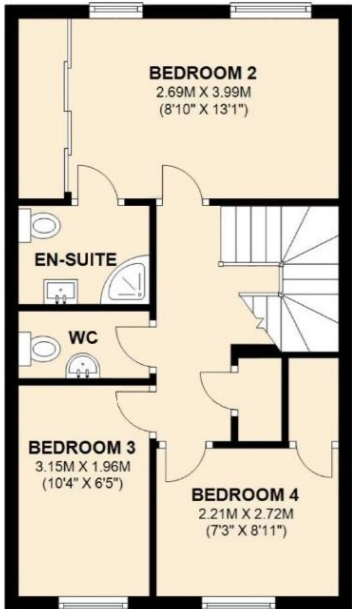
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



14 CREW LANE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

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.