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nottingham
NG15 7HJ

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Sales & Lettings

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**6 VOCE GARDENS
HUCKNALL
NOTTINGHAMSHIRE
NG15 7UR**



£199,950

VIEWING

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

TENURE

Freehold

- Mid Terrace Town House
- Three Storey
- Four Bedrooms
- EnSuite
- Easy To Maintain Garden
- Close To Local Amenities
- Viewing Highly Recommended

6 VOCE GARDENS, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this beautifully presented, three storey, four bedroom property located in the popular town of Hucknall, close to local amenities, good schools and within just a few minutes walk of excellent transport link to Nottingham City Centre.

The property offers a spacious living room, modern kitchen and a W.C. to the ground floor, whilst the first floor has two good sized bedrooms and the family bathroom and finally the second floor has a further two bedrooms (one with an ensuite). To the rear of the property there is an enclosed garden and allocated parking.

Entrance door into:

HALLWAY

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

LOUNGE

12'6" x 12'6" With UPVC double glazed patio doors to the rear garden, storage cupboard, radiator, power and ceiling light points.



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KITCHEN/DINER

9'1" x 7'10" Fitted with a range of wall and base units in a grey finish with coordinating work surfaces, part wall panelling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, integrated four ring hob, extractor fan, single drainer sink with mixer tap, UPVC double glazed window to the front, power and ceiling light points.



GROUND FLOOR W.C.

4'6" x 2'9" With wash hand basin, W.C., UPVC double glazed opaque window to the front, radiator and ceiling light point.



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FIRST FLOOR LANDING

With stairs to the second floor landing, access to two bedrooms and the family bathroom, ceiling light point.

BEDROOM ONE

8'9" x 12'5" With UPVC double glazed window to the rear, radiator, power and ceiling light point.



BEDROOM TWO/STUDY

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



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BATHROOM

7'10" x 5'10" White suite comprising of a wash hand basin, W.C. and a panelled bath, part wall tiling, UPVC double glazed opaque window to the front, chrome towel radiator and ceiling light point.



SECOND FLOOR LANDING

With access to two bedrooms and ceiling light point.

BEDROOM THREE

12" x 12'7" With Velux roof windows, radiator, power and ceiling light points.



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EN SUITE

4'11" x 4'7" White suite comprising of a wash hand basin built into vanity, W.C. and a shower cubicle, part tiled walls, radiator and ceiling light point.



BEDROOM FOUR

8'6" x 12'7" With UPVC double glazed window to the front, fitted wardrobes, radiator, power and ceiling light points.



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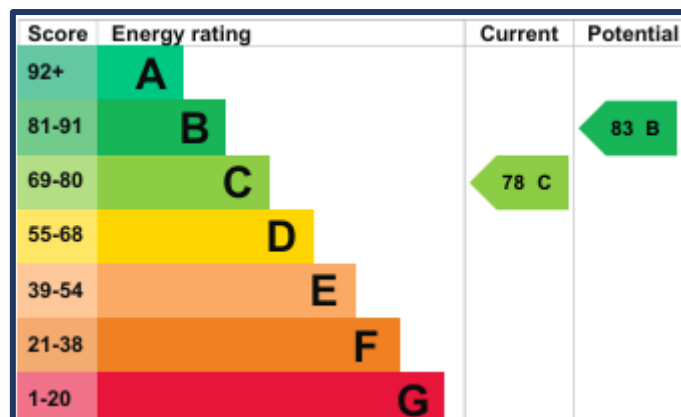
OUTSIDE

To the rear of the property there is a good sized, easy to maintain garden with a small patio area, a section laid to lawn and a path leading down to the far end access, all enclosed with fencing. The property has two allocated parking spaces.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – C

Primary School – Beardall Fields Primary and Nursery School

Secondary School – Holgate Academy

Stamp Duty on Asking Price: £0.00 - £1,499.00 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.