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hucknall  
nottingham  
NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**42 OAKHAM DRIVE  
SELSTON  
NOTTINGHAMSHIRE  
NG16 6RR**



**OFFERS OVER £190,000**

**VIEWING**

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

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Dining Kitchen
- Family Bathroom
- Ground Floor W.C
- Good Sized Gardens
- Driveway For Off Street Parking
- Viewing Highly Recommended

## 42 OAKHAM DRIVE, SELSTON, NOTTINGHAMSHIRE

This well presented three bedroom, semi detached property is located on a quiet street in a popular area of Nottingham. With easy access to the M1 and close to local schools, this property would make the ideal family home.

The property offers a spacious living room, large dining kitchen and a W.C. to the ground floor, whilst the first floor has three good sized bedrooms and the family bathroom. To the rear of the property there is a good sized garden with a patio area and to the front there is a driveway for off street parking.

Entrance door into:

### HALLWAY

With access to the living room and W.C., UPVC double glazed window to the side, radiator, power and ceiling light points.

### LOUNGE

15'6" x 14'2" A spacious family room with UPVC double glazed windows to the front, stairs to the first floor landing, feature fireplace, radiator, power and ceiling light points.



### DINING KITCHEN

14'2" x 8" Fitted with a range of wall and base units in a white finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, space and plumbing for a dryer, integrated electric oven, four ring gas hob, extractor fan, single drainer sink with mixer tap, UPVC double glazed window to the rear, UPVC double glazed patio doors to the rear, radiator, power and ceiling light points.





**42 OAKHAM DRIVE, SELSTON, NOTTINGHAMSHIRE**

**GROUND FLOOR W.C.**

With UPVC double glazed opaque window to the front, W.C., wash hand basin, radiator and ceiling light point.



**FIRST FLOOR LANDING**

With access to all the bedrooms and the family bathroom, access to loft space, UPVC double glazed window to the side and ceiling light point.



**42 OAKHAM DRIVE, SELSTON, NOTTINGHAMSHIRE**

**BEDROOM ONE**

**13' x 8'** With UPVC double glazed window to the front, radiator, power and ceiling light points.



**BEDROOM TWO**

**10'6" x 8"** With UPVC double glazed window to the rear, radiator, power and ceiling light points.



**42 OAKHAM DRIVE, SELSTON, NOTTINGHAMSHIRE**

**BEDROOM THREE**

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



**BATHROOM**

Three piece suite comprising of a wash hand basin, W.C. and a bath with shoer over, part tiled walls, UPVC double glazed opaque window to the rear, radiator and ceiling light point.



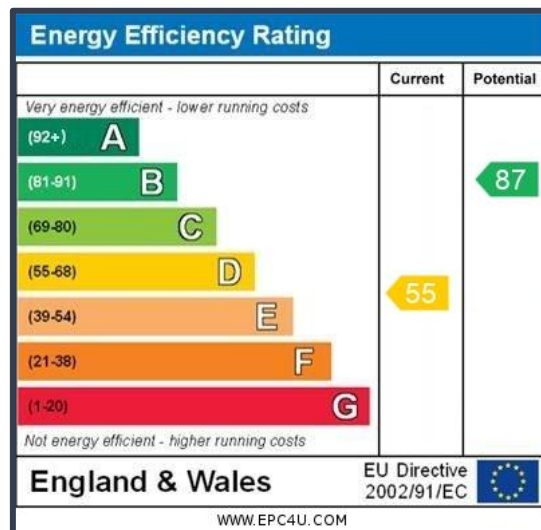
## 42 OAKHAM DRIVE, SELSTON, NOTTINGHAMSHIRE

### OUTSIDE

To the rear of the property there is a well maintained garden with a small patio directly outside the house, a section laid to lawn, various plants, trees and bushes, a security light, outdoor tap, fully enclosed with fences. To the front of the property there is a small front lawn and a driveway for multiple vehicles.



### EPC GRAPH



**42 OAKHAM DRIVE, SELSTON, NOTTINGHAMSHIRE**

**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – B

**Primary School** – Hollyhill Primary and Nursery School

**Secondary School** – Selston High School

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



## **42 OAKHAM DRIVE, SELSTON, 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.