

**NO
CHAIN**

4 BLACKSMITH COURT

PAPPLEWICK

NOTTINGHAM

NG15 8FZ



£220,000

VIEWING

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

TENURE

Freehold

- Modern Mid Town Property
- Three Bedrooms
- Gas Central Heating
- Alarm System
- Wooden Double Glazed (conservation area)
- Enclosed Rear Garden
- Sought After Village Location
- Garage and Block Paved Driveway

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“VIEWING IS HIGHLY RECOMMENDED of this modern NO CHAIN property in the sought after village of Papplewick.

The property is ideally situated providing access within 5 minutes to the M1, A614 and Nottingham’s tram and train network.

If a prospective buyer wants a modern property with a splash of history combining a welcoming rural village feel then look no further.”

Front entrance door into;

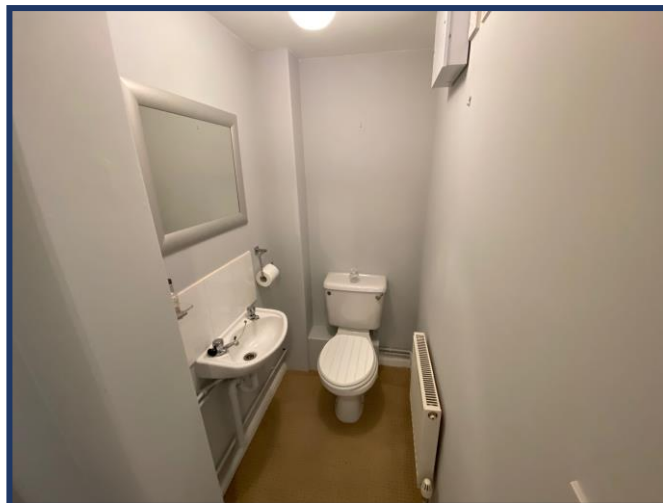
HALLWAY

With two ceiling light points, thermostatically controlled radiator, smoke alarm, thermostat for heating, heating controls and stairs to first floor landing, Door to under stairs storage with ceiling light point.



GROUND FLOOR WC

With thermostatically controlled radiator, extractor fan, close coupled WC, wash hand basin and ceiling light point.



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KITCHEN DINER

11' 8" x 13' 7" With ceiling spot lights, ceramic tiled floor, double glazed window overlooking front, thermostatically controlled radiator, power points, a range of wall and base units with roll top work surfaces, under unit lighting, 1 ½ bowl stainless steel sink, electric oven and stainless steel chimney extractor fan over stainless steel four ring gas hob.



LOUNGE

18' 3" x 16' With two ceiling light points, thermostatically controlled radiators, double glazed window overlooking enclosed rear garden, wooden door to rear garden, power points, tv aerial point and telephone point.



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LANDING

With ceiling light point, power points and thermostatically controlled radiator.

BATHROOM

5' 10" x 7' 3" With ceiling spotlights, part tiled walls, ceramic tiled floor, double glazed opaque window, white suite comprising; panelled bath with shower over, close coupled W.C, pedestal wash hand basin and thermostatically controlled radiator.



BEDROOM ONE

8' 2" x 16' 5" With ceiling light point, power points, double glazed window to front and thermostatically controlled radiator.



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BEDROOM TWO

9' 9" x 10' 8" With ceiling light point, power points, double glazed window to rear and thermostatically controlled radiator.



BEDROOM THREE

7' 4" x 8' 4" With ceiling light point, power points, double glazed window to rear and thermostatically controlled radiator.



GARAGE

Up and over door, PIR sensor, power points, ceiling light point, consumer unit and combination boiler.

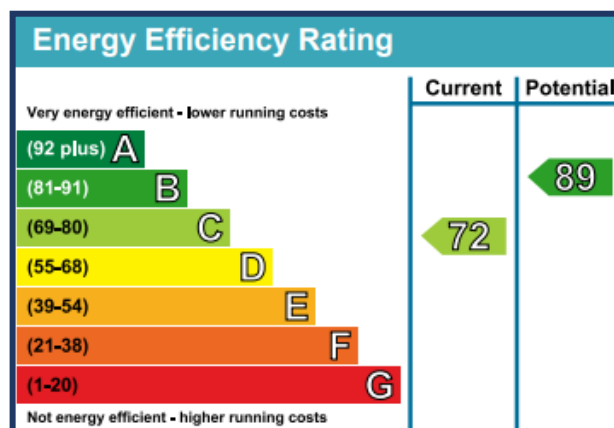
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OUTSIDE

To the front of the property there is a block paved driveway, front garden mostly laid to lawn with wrought iron fencing, sculpture border with planting. The rear garden is enclosed within walling and fencing with a patio area.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: C

Local Authority: Gedling Council

Primary School: Linby-cum-Papplewick CofE (VA) Primary School

Secondary School: The National CofE Academy

Stamp Duty on Asking Price: Nil until March 2021 (this may change if you already own another property).

DIRECTIONS

On leaving our Hucknall office turn right into High Street, at the traffic lights turn left onto Station Road. Turn left into Papplewick Lane, follow Papplewick Lane all the way to the end, at the end of the road turn left into Moor Road, follow the road to the T-Junction (Griffins Head Public House on your right), at the t-junction turn left into Linby Lane, then first right into Blacksmith Court, where the property will be easily located by our 'For Sale' board.

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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 market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers 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 insure 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 clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.