

7 high street
hucknall
nottingham
NG15 7HJ

tel: 0115 968 0809
fax: 0115 968 0877

need2view
property services
Sales & Lettings

www.need2view.co.uk

e-mail: mail@need2view.co.uk

21 MINSTREL CLOSE

**NO
CHAIN**

HUCKNALL

NOTTINGHAM

NG15 7NZ



£225,000

VIEWING

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

- Semi-Detached Property
- Three Double Bedrooms
- Downstairs W.C. & Family Bathroom
- Dining Room with French Doors
- Well Maintained Front & Rear Gardens
- Driveway & Garage
- Desirable cul-de-sac Location
- No Upward Chain!

21 MINSTREL CLOSE, HUCKNALL, NOTTINGHAM

This attractive semi-detached property is situated in a quiet cul-de-sac in Hucknall, Nottingham, conveniently located nearby Titchfield Park and a range of local amenities. The property offers a spacious lounge, downstairs toilet, good-sized kitchen, and separate dining room featuring French doors that open onto the rear garden. Upstairs, there are three double bedrooms and a family bathroom. Additional benefits include a driveway and garage providing ample parking, well-maintained front and rear gardens, and the advantage of no upward chain.

LOUNGE

This spacious room comprises a UPVC double glazed window to the front, feature fireplace, TV aerial point, two radiators, numerous power points and a ceiling light point.



DINING ROOM

With UPVC double glazed French doors opening onto the rear garden, radiator, under stairs storage cupboard, power and ceiling light point.



21 MINSTREL CLOSE, HUCKNALL, NOTTINGHAM

KITCHEN

Comprising a range of wall and base units in pine, with grey roll-top work surfaces and coordinating white tiled splashbacks, integrated stainless steel sink with mixer tap, electric double oven, four-ring gas hob and dishwasher, space and plumbing for a fridge, washing machine and dryer, ceiling spotlights and UPVC double glazed window and door to the rear.



DOWNSTAIRS WC

With close-coupled W.C, pedestal wash hand basin with white tiled splashbacks, thermostatically controlled radiator, radiator, UPVC double glazed window to the front and ceiling light point.



21 MINSTREL CLOSE, HUCKNALL, NOTTINGHAM

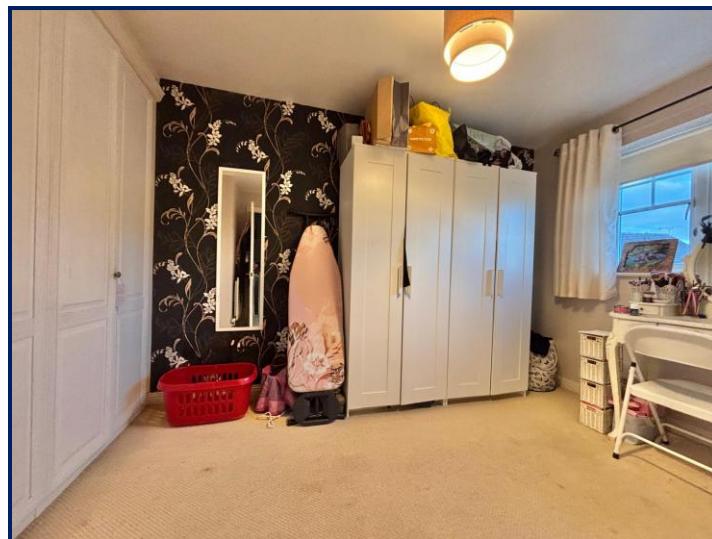
LANDING

Having access to all three bedrooms, the family bathroom and loft, with UPVC double glazed window to the side and ceiling light point



BEDROOM 1

With UPVC double glazed window to the front, fitted wardrobes, airing cupboard, radiator, power and ceiling light point.



21 MINSTREL CLOSE, HUCKNALL, NOTTINGHAM

BEDROOM 2

With UPVC double glazed window to the front, radiator, power and ceiling light point.



BEDROOM 3

With UPVC double glazed window to the rear, radiator, power and ceiling light point.



21 MINSTREL CLOSE, HUCKNALL, NOTTINGHAM

BATHROOM

Comprising a three-piece white suite with a pedestal wash hand basin and mixer tap, close coupled W.C. with eco-flush, panelled bath with mixer tap and shower over, white tiled surround, UPVC double glazed opaque window to the side, extractor fan and ceiling light point.



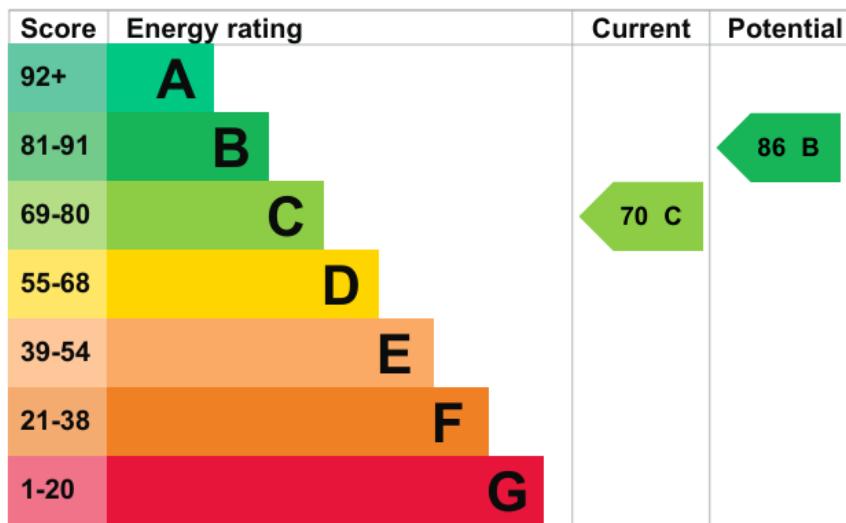
OUTSIDE

To the front of the property there is a lawned area as well as a driveway and garage providing ample off-street parking. To the rear there is a fully enclosed garden, comprising a patio and lawned area.



21 MINSTREL CLOSE, HUCKNALL, NOTTINGHAM

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – C

Primary School – Broomhill Junior School

Secondary School – The Holgate Academy

Stamp Duty on Asking Price: £2,000 (Additional costs may apply if being purchased as a second property)

FLOOR PLAN & MEASUREMENTS TO FOLLOW

21 MINSTREL CLOSE, HUCKNALL, NOTTINGHAM

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.