

7 high street  
hucknall  
nottingham  
NG15 7HJ

**need2view**  
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Sales & Lettings

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**2 BELMONT CLOSE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6DJ**

**NO  
CHAIN**



**£230,000**

**VIEWING**

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

**TENURE**

Freehold

- Superb Refurbished Semi Detached Bungalow
- Two Double Bedrooms
- Refitted Bespoke Modern Kitchen
- Spacious Modern Bathroom
- Well Maintained Level Front And Rear Gardens
- Long Driveway Providing Ample Parking
- Carport and Detached Garage
- No Chain And Sought After Location

## 2 BELMONT CLOSE, HUCKNALL, NOTTINGHAMSHIRE

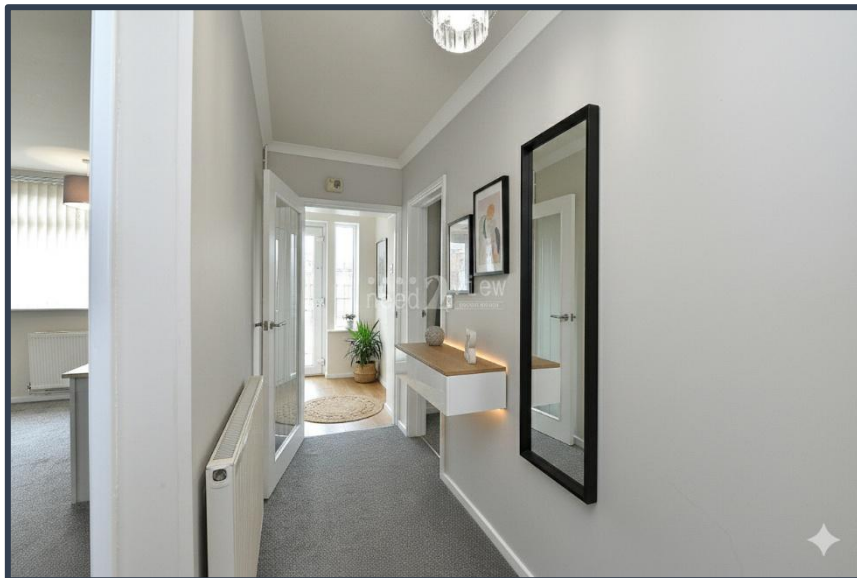
**This STUNNING and SPACIOUS, two bedroom, semi detached bungalow has recently undergone a quality scheme of refurbishment and is presented to a high standard throughout with a refitted kitchen, modern bathroom, refreshed decoration and new carpets throughout the property. Bungalows of this standard and quality are rare, particularly in this sought after location so don't delay in arranging a viewing...you won't be disappointed!!**

**The property offers spacious living on a generous plot with private rear garden, fully double glazed windows throughout and has a lengthy driveway, carport and a detached single garage. It is located in a sought after part of Hucknall, nestled away in a quiet cul de sac.**

Entrance door into:

### HALLWAY

A welcoming feature giving access to all rooms.



## 2 BELMONT CLOSE, HUCKNALL, NOTTINGHAMSHIRE

### LOUNGE

14'9" x 10'11" This spacious room with feature fireplace overlooks the rear garden.



### KITCHEN/DINER

10'11 x 9'5" Fitted with a range of wall and base units in a cream finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the rear, radiator, power and ceiling light points.





## 2 BELMONT CLOSE, HUCKNALL, NOTTINGHAMSHIRE

### BEDROOM ONE

10'11" x 10'6" Light and airy with fitted wardrobes.



### BEDROOM TWO

12'7" x 9'7" Light and airy.



## **2 BELMONT CLOSE, HUCKNALL, NOTTINGHAMSHIRE**

### **BATHROOM**

**7'2" x 5'3"** White suite comprising of a wash hand basin built into vanity unit, W.C. and walk in shower cubicle, fully tiled walls, radiator and ceiling light point.



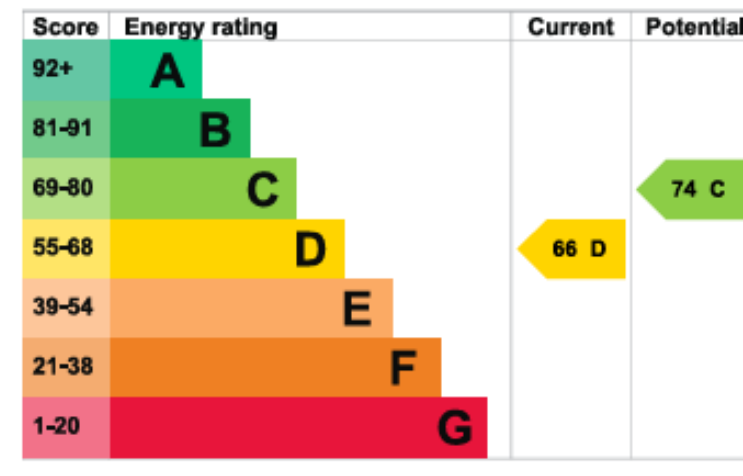
### **OUTSIDE**

This fabulous bungalow is centred on a good sized level plot with well kept low maintenance gardens to the front and rear with the rear garden giving a high degree of privacy.



## 2 BELMONT CLOSE, HUCKNALL, NOTTINGHAMSHIRE

### EPC GRAPH



### ADDITIONAL INFORMATION

**Local Council** – Ashfield District Council

**Council Tax Band** – B

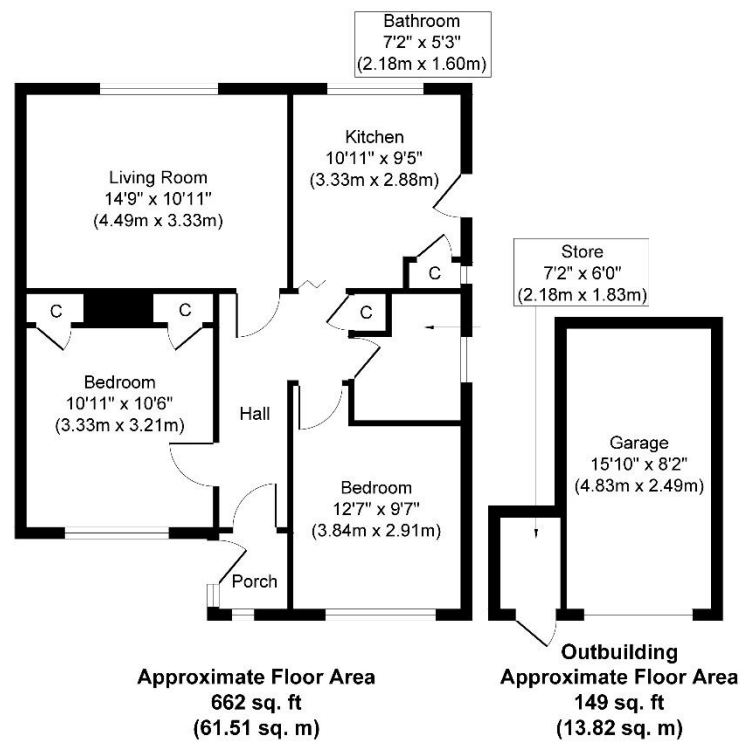
**Primary School** – Butlers Hill Infant and Nursery School/Broomhill Junior School

**Secondary School** – The Holgate Academy

**Stamp Duty on Asking Price:** £2,100 (Additional costs may apply if being purchased as a second property)

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FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## **2 BELMONT CLOSE, HUCKNALL, 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.