

7 high street
hucknall
nottingham
NG15 7HJ

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Sales & Lettings

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**NO
CHAIN**

**42 WARD AVENUE
HUCKNALL
NOTTINGHAMSHIRE
NG15 8AL**



£200,000

VIEWING

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

TENURE

Freehold

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Ground Floor W.C.
- Good Sized Garden
- Garage and Driveway Providing Off Street Parking
- Viewing Highly Recommended

42 WARD AVENUE, HUCKNALL, NOTTINGHAMSHIRE

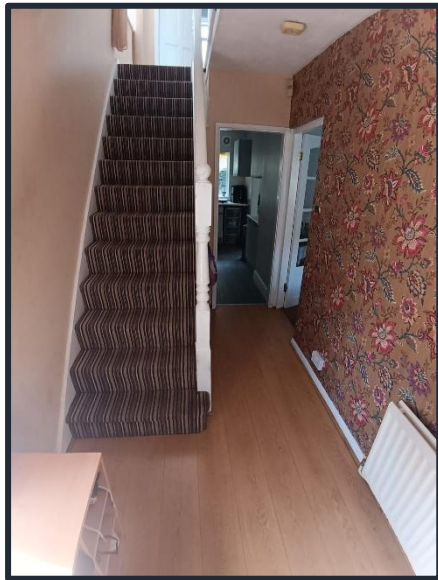
This spacious, three bedroom, semi detached property is located on a quiet street in the popular town of Hucknall in Nottinghamshire and would make the ideal family home due to its locality to amenities, good schools and excellent transport links to Nottingham City Centre.

The property offers a spacious living room, dining room, kitchen, utility room and a W.C. to the extended ground floor, whilst the first floor has three good sized bedrooms and the family bathroom. To the side and rear of the property there are gardens laid to lawn and to the front there is a garage and gated driveway providing off street 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

17' x 11'7" With UPVC double glazed window to the front, door to the dining room, radiator, power and ceiling light points.



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KITCHEN

12" x 6'6" Fitted with a range of wall and base units in a white finish with coordinating work surfaces, part wall tiling, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, open archway to the dining room, door to the side extension, UPVC double glazed window to the rear, radiator, power and ceiling light points.



DINING ROOM

10'6" x 9'6" With UPVC double glazed window to the rear, open archway to the kitchen, door to the living room, radiator, power and ceiling light points.



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UTILITY ROOM

Fitted with a range of wall and base units in a white finish with coordinating work surfaces, space and plumbing for a washing machine, space and plumbing for a fridge freezer, window, power and ceiling light points.



GROUND FLOOR W.C.

With W.C. and window.



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FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, built in storage, power and ceiling light points.



BEDROOM ONE

12'6" x 10" With UPVC double glazed windows to the front, radiator, power and ceiling light points.



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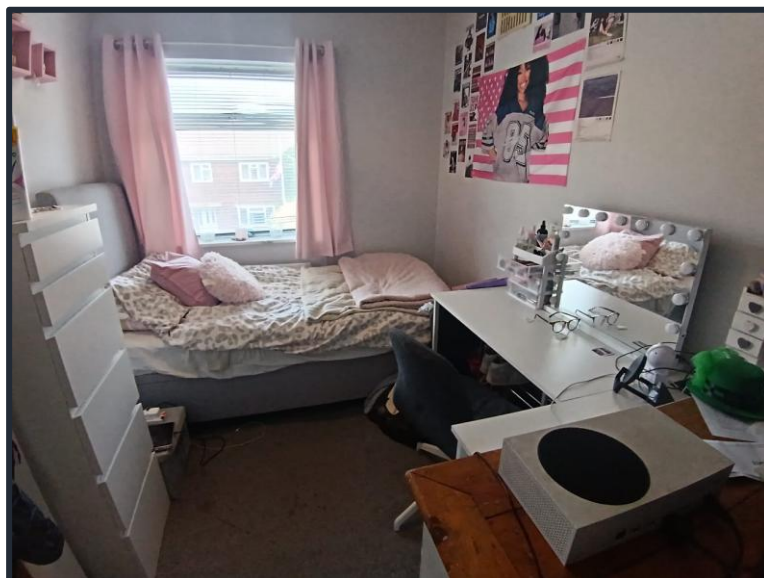
BEDROOM TWO

11'6" x 10'7" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



BEDROOM THREE

10'2" x 7" With UPVC double glazed window to the front, radiator, power and ceiling light points.



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BATHROOM

White three piece suite comprising of a wash hand basin, W.C and bath with shower over, fully tiled walls, UPVC double glazed opaque window, radiator, power and ceiling light points.

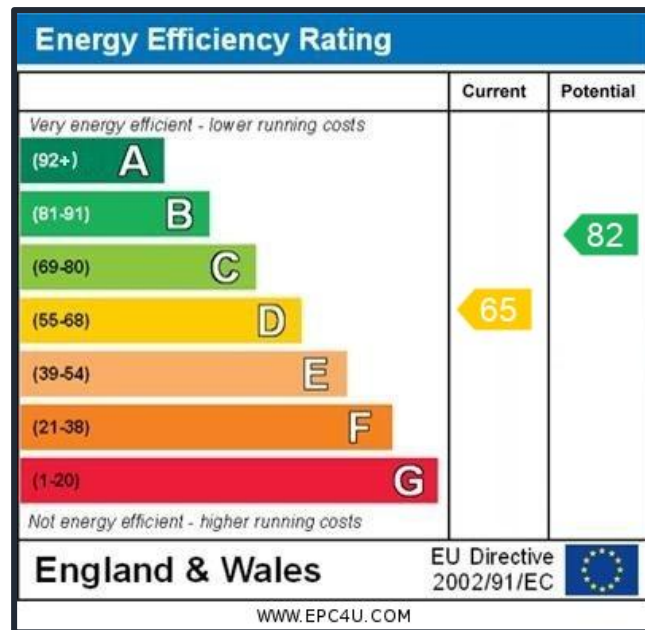


OUTSIDE

To the rear and side of the property there are gardens laid to lawn, with a patio to the rear, all enclosed with fencing. To the front of the property there is a garage and driveway providing off street parking.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

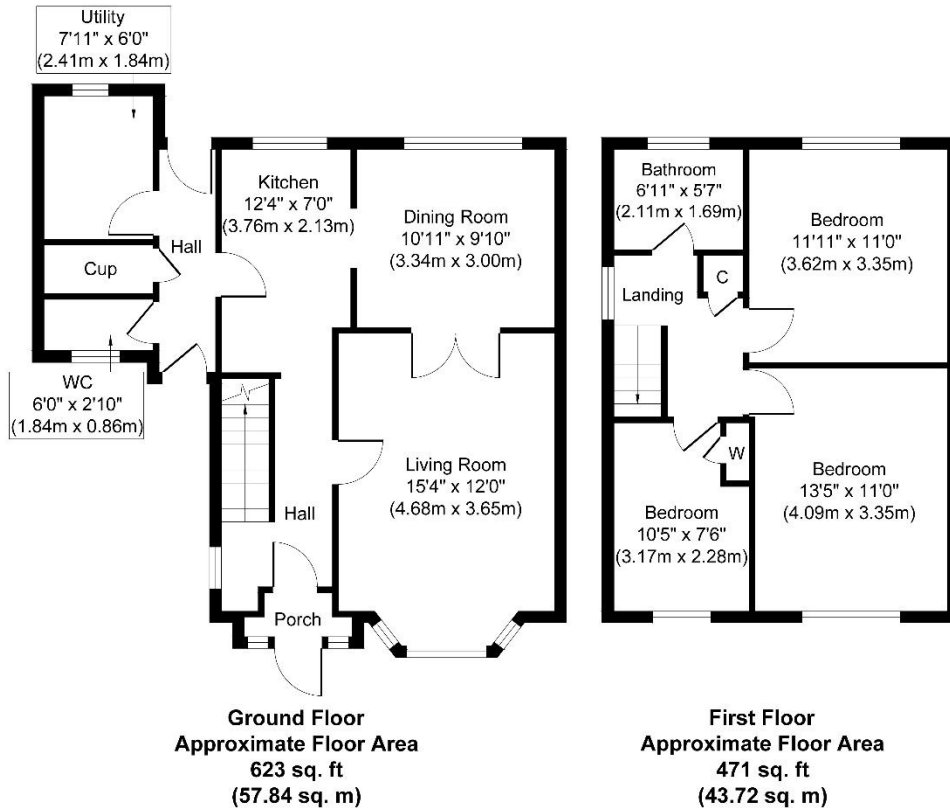
Primary School – Hillside Primary and Nursery School

Secondary School – The Holgate Academy/The National School

Stamp Duty on Asking Price: £0 - £1,500 (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 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.

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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.