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NG15 7HJ

need2view
property services
Sales & Lettings

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**NO
CHAIN**

12 SCHOOL AVENUE

HUCKNALL

NOTTINGHAM

NG15 6SN



£125,000

VIEWING

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

- Semi Detached Bungalow
- Two Bedrooms
- UPVC Double Glazed
- Gas Central Heating
- Garage in Block
- Front & Rear Garden

12 SCHOOL AVENUE, HUCKNALL, NOTTINGHAM

Entrance door into;

PORCH

With UPVC double glazed door, double glazed window to the side and ceiling light point.

Door leading into;

LOUNGE

10' x 15'6" With double glazed window to the front, radiator, brick effect fire surround with gas fire, TV aerial point, power points, ceiling light points and telephone point.



Door leading into;

KITCHEN

10' x 7'3" With wall and base units, stainless steel sink, gas boiler, double glazed window to the front, part tiled walls, space for cooker, washing machine, fridge, freezer, double glazed door to side of the property, ceiling light point, power points and radiator.



12 SCHOOL AVENUE, HUCKNALL, NOTTINGHAM

Door leading to;

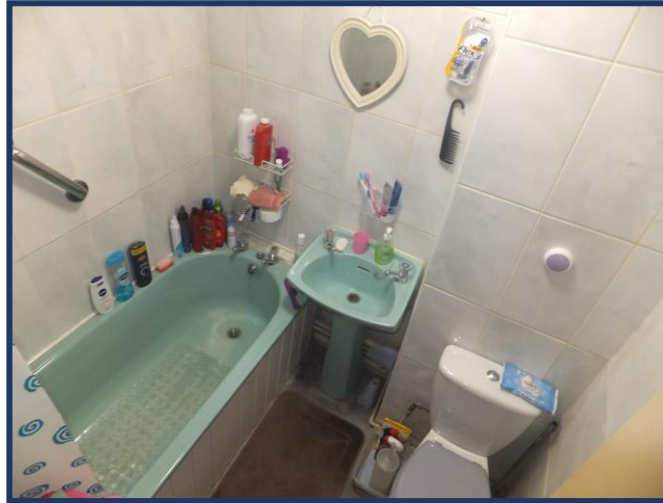
HALLWAY

With loft access, smoke alarm and storage cupboard.

Door leading to;

BATHROOM

With three-piece bathroom suite comprising of bath, pedestal wash hand basin and W.C, shower over bath, tiled walls, ceiling light point, radiator and chrome towel rail.



Door leading to;

BEDROOM ONE

10' x 9'9" With UPVC double glazed window to the rear, ceiling light point and power points.

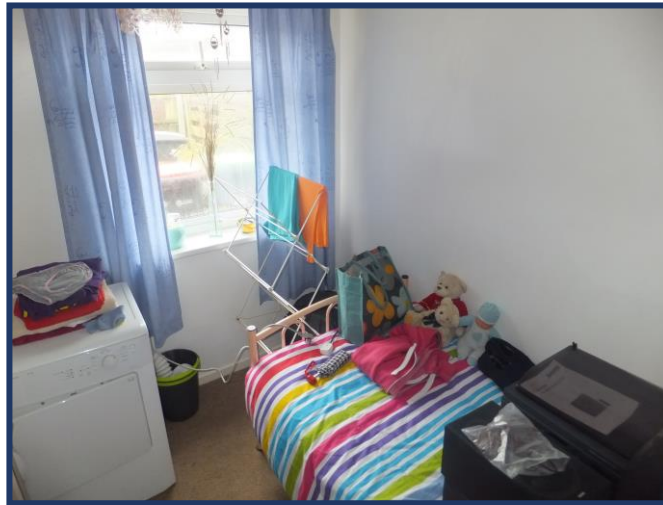


12 SCHOOL AVENUE, HUCKNALL, NOTTINGHAM

Door leading to;

BEDROOM TWO

9' x 7'3" With ceiling light point, radiator, power points and double glazed window to the rear.

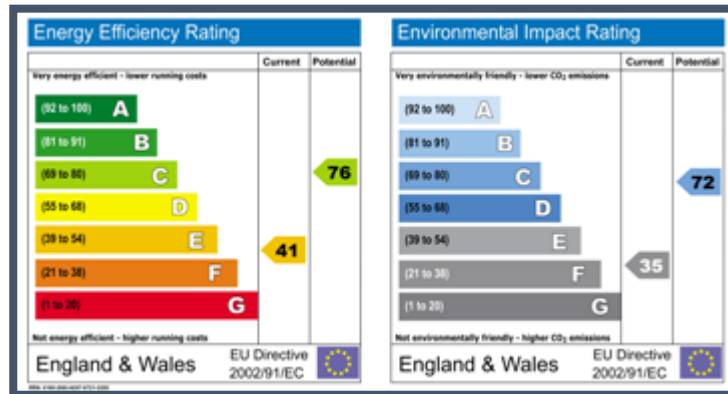


OUTSIDE

Laid to slabs, fencing to all sides and gated access to garage in a block.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

12 SCHOOL AVENUE, 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 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.