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Sales & Lettings

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**NO
CHAIN**

3 THE JUNCTION

HUCKNALL

NOTTINGHAM

NG15 7QZ



OFFERS IN THE REGION OF £85,000

VIEWING

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

- First Floor Spacious Modern Apartment
- Two Double Bedrooms
- Lounge/ Kitchen & Bathroom
- Allocated Parking Space
- Within walking distance of the town centre
- Within walking distance of Trams, Trains and Bus Routes

3 THE JUNCTION, HUCKNALL, NOTTINGHAM

DIRECTIONS

On leaving our Hucknall office, turn right onto the High Street, then left at the traffic lights onto Station Road. Turn left at the roundabout and immediate right onto Station Terrace and The Junction can be found on the right-hand side.

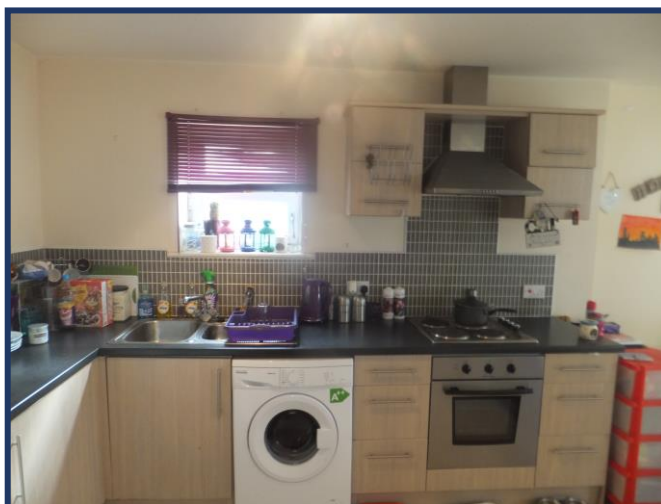
Entrance door into:

HALLWAY

With intercom system, electric heater, thermostat control, smoke alarm, ceiling light point and door to storage cupboard housing the water tank.

KITCHEN

An open plan kitchen comprising of a range of oak wall, base and drawer units with black work top surfaces and tiled surround, with built in electric oven, electric hob, chrome extractor fan, stainless steel sink unit, double glazed window and chrome spotlights.



LOUNGE

Open plan lounge with French doors, double glazed window, electric heater, ceiling spot lights, TV power point, telephone point and power points.



3 THE JUNCTION, HUCKNALL, NOTTINGHAM

BATHROOM

Comprising of a three-piece white bathroom suite with white tiled surround, marble effect lino flooring, over bath shower attachment, white heated towel rail, ceiling spot lights, double glazed window and extractor fan.



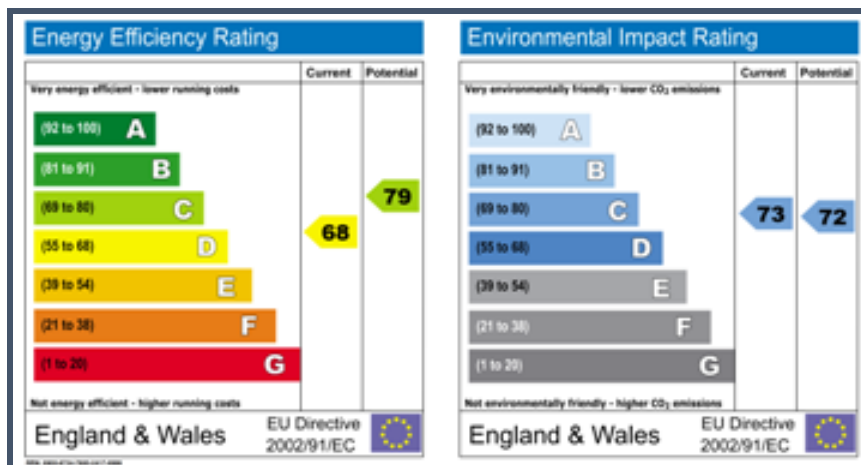
BEDROOM ONE

A double bedroom with double glazed French doors, telephone point, TV point, ceiling light point, electric heater and power points.

BEDROOM TWO

A double bedroom with double glazed window, electric heater, power points and ceiling light point.

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

3 THE JUNCTION, 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.