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**NO
CHAIN**

1 KESTRAL GROVE

HUCKNALL

NOTTINGHAM

NG15 6UU



GUIDE PRICE £185,000 - £190,000

VIEWING

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

TENURE

Freehold

- Modern End Town House
- Three Storey
- Three Bedrooms
- Two Bathrooms & Ground Floor W.C
- Driveway & Garage
- Security Alarm System
- Enclosed Rear Garden
- Viewing Highly Recommended!

1 KESTRAL GROVE, HUCKNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall office turn left onto High Street, turn left onto Watnall Road and turn right onto Derbyshire Lane. Continue onto Garden Road, then turn left onto Aitchison Avenue and continue on this road by taking a right. Finally turn left onto Kestral Grove, where the property will be easily identified by our 'For Sale' board.

This stunning end of three town house provides stylish modern living on three stories with driveway and garage.

Canopy over front entrance door into:

ENTRANCE HALLWAY

With power points, radiator, ceiling light point and stairs to first floor.

White panelled door to:

DINING - KITCHEN

Which has been comprehensively fitted with a range of modern wall and base units, illuminated canopy style extractor over a four-ring gas hob, 1 ½ bowl single drainer stainless steel sink set into roll top work surfaces with coordinated splash backs and tiling above, integrated oven and grill, integrated washing machine, integrated fridge freezer and integrated dish washer.



The dining area has TV aerial point, ceiling light point, power points and UPVC double glazed window and doors opening onto the rear garden.



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White panelled door to:

GROUND FLOOR W.C

With UPVC double glazed opaque window to the front, closed coupled W.C, pedestal wash hand basin with tiled splash backs, ceiling light point and thermostatically controlled radiator.

Stairs to:

FIRST FLOOR LANDING

With power points, ceiling point and stairs to second floor.

White panelled door to:

LOUNGE

With two Juliet balconies each with UPVC double glazed French doors to the front, thermostatically controlled radiator, power points, TV aerial point, telephone point, dimmer switch and ceiling light point.



White panelled door to:

BATHROOM

With half wall tiling, three piece white suite comprising panelled bath with shower head mixer taps, pedestal wash hand basin, closed coupled W.C, thermostatically controlled towel rail radiator, ceiling light point and extractor.



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White panelled door to:

BEDROOM THREE

With UPVC double glazed window to the rear, thermostatically controlled radiator, power points, telephone point, ceiling light point and TV aerial point.



Stairs to:

SECOND FLOOR LANDING

With double power point, thermostatically controlled radiator, ceiling light point and access to insulated roof space.

White panelled door to:

BEDROOM ONE

With two UPVC double glazed windows to the front, thermostatically controlled radiator, fitted wardrobes, power points, TV aerial point, telephone point and ceiling light point.



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White panelled door to:

BATHROOM

With half wall tiling, three piece suite comprising a tiled corner shower cubicle, pedestal wash hand basin, closed coupled W.C, thermostatically controlled towel rail radiator, twin voltage shaver point, ceiling spot lights and extractor.



White panelled door to:

BEDROOM TWO

With UPVC double glazed window to the rear, power points, telephone point, TV aerial point, ceiling light point and recess for wardrobe/furniture.



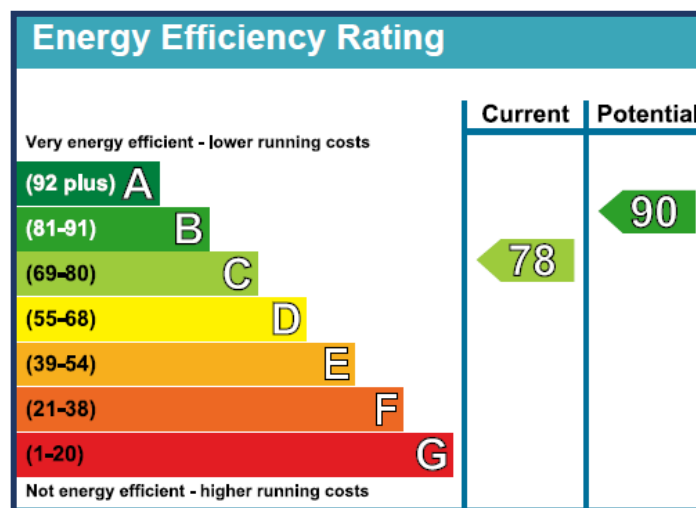
1 KESTRAL GROVE, HUCKNALL, NOTTINGHAM.

OUTSIDE

There is a patio area, low maintenance garden with stone chippings, decked area. The rear garden is fully enclosed with fencing and has gated access to the side. There is a sensor security light to the rear and a wind out sun canopy.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: C

Local Authority: Ashfield District Council

Primary School: Hillside Primary and Nursery Academy

Secondary School: The Holgate Academy & National Church of England Academy

Stamp Duty on Asking Price of £190,000: £1,300.00 (this may change if you are a first-time buyer or you already own another property).

1 KESTRAL GROVE, 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.