

7 high street
hucknall
nottingham
NG15 7HJ

need2view
property services
Sales & Lettings

tel: 0115 968 0809
fax: 0115 968 0877

www.need2view.co.uk
e-mail: mail@need2view.co.uk

74 WIGHAY ROAD

HUCKNALL

NOTTINGHAM

NG15 8AR



GUIDE PRICE £140,000 - £150,000

VIEWING

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

TENURE

Freehold

- Bay Fronted Semi-Detached Property
- Two Bedrooms
- Refitted Kitchen & Bathroom
- Front & Rear Garden
- Driveway
- Security Alarm System
- Superbly Presented Throughout
- Viewing Highly Recommended!

74 WIGHAY ROAD, HUCKNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall Office turn right onto the High Street, turn left onto Station Road. Turn left onto Torkard Way and continue onto Annesley Road. At the roundabout, take the 3rd exit onto Wighay Road, where the property will be identified by our 'For Sale' board.

This is a superbly presented bay fronted two bedroom semi-detached property with hard standing to the front of the property providing parking for two vehicles.

UPVC leaded front entrance opening into:

HALLWAY

With radiator, ceiling light point and stairs to first floor landing,

Glazed and panelled door to:

LOUNGE

11'6" x 16'6" into bay Superb lounge which has been tastefully decorated, UPVC double glazed window to the front, coal effect gas fire set into cast iron fire place with marble hearth and surround within wooden mantel and surround, deep skirtings, picture rail, power points, ceiling light point, telephone point, TV aerial point and floor to ceiling modern thermostatically controlled radiator.



74 WIGHAY ROAD, HUCKNALL, NOTTINGHAM.

Glazed and panelled door into:

DINING-KITCHEN

16'6" x 9'6" Refitted with a comprehensive range of wall and base units with roll top work surfaces, single drainer stainless steel sink with mixer taps, coordinated wall tiling, illuminated glass and stainless steel canopy style extractor over four ring stainless steel gas hob with integrated stainless steel oven and grill, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window overlooking rear garden, power points, ceiling light point. The dining area has UPVC double glazed patio doors opening onto and overlooking the rear garden, thermostatically controlled radiator, power points and ceiling light point. White panelled door to large under stairs storage cupboard with UPVC double glazed opaque window to the side and shelving.



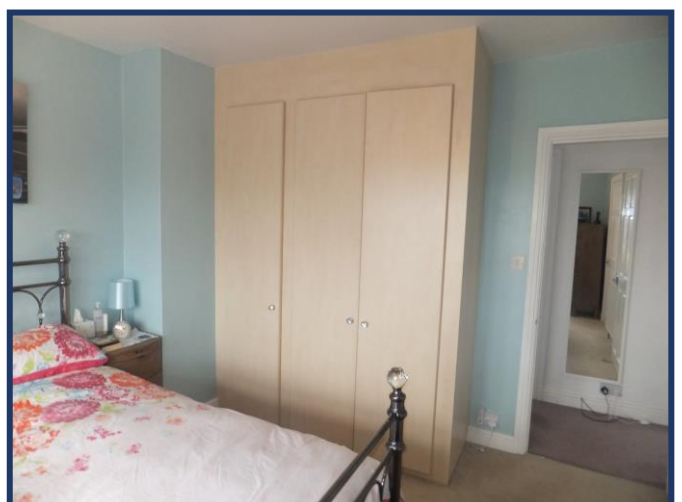
LANDING

With UPVC double glazed opaque window to the side, double power points, ceiling light point and built-in storage cupboard. Access to insulated roof space which is boarded and Keylite loft window to the front elevation.

Panelled door to:

BEDROOM ONE

11'6" x 13' max into bay. With UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light point, white panelled door to fitted wardrobe with hanging space and shelving.

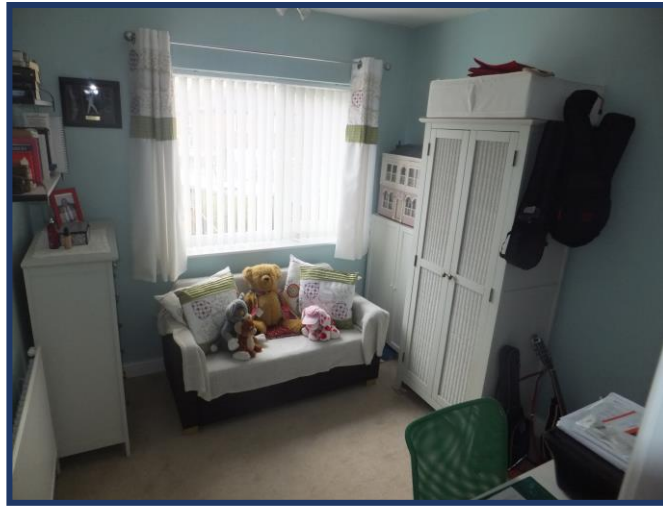


74 WIGHAY ROAD, HUCKNALL, NOTTINGHAM.

Panelled door to:

BEDROOM TWO

9'6" x 9'6" With UPVC double glazed window to the rear, thermostatically controlled radiator, power points and ceiling light point.



BATHROOM

5'6" x 10' Fabulously refitted bathroom with modern suite comprising wash hand basin set into vanity unit, W.C with soft close seat with integrated flush, panelled bath with tiled surround and Monsoon shower over with glazed shower screen, radiator, ceiling spot lights, extractor and UPVC double glazed opaque window to the rear.



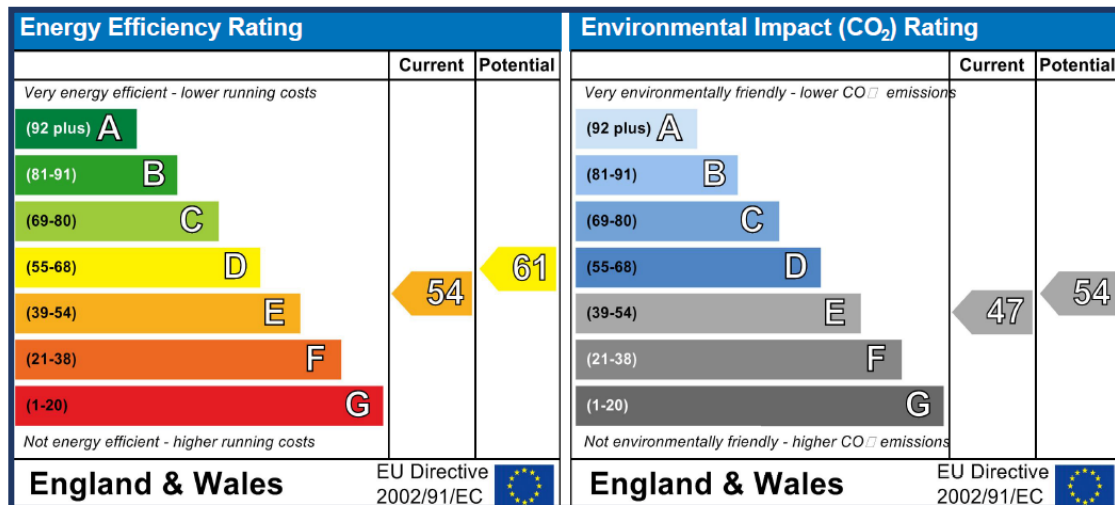
74 WIGHAY ROAD, HUCKNALL, NOTTINGHAM.

REAR GARDEN

With a full width patio area with pergola over, gated access to a pathway leading to the front of the property. There is a sculptured lawn, stocked borders, stepping stone pathway within gravel into wooden garden outbuilding measuring 16' x 8'. The outbuilding has power and light. The garden is fully enclosed with a mixture of fencing and has the benefit of South Westerly aspect.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Hillside Primary and Nursery School

Secondary School: The National Academy

Stamp Duty on Asking Price of £150,000: £500.00 (this may change if you are a first-time buyer or you already own another property).

74 WIGHAY ROAD, 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.