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

NO CHAIN

31 STATION TERRACE

HUCKNALL

NOTTINGHAM

NG15 7TQ

£160,000

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

TENURE Freehold

- Fabulous Large Victorian Bay Fronted Terrace
- Three Bedrooms
- UPVC Double Glazed
- Gas Central Heating (New Boiler 2017)
- Street & Off Street Parking
- Within Walking Distance of Train, Tram and Bus Routes
- Close Proximity to Hucknall Leisure Centre, Tesco & Aldi

31 STATION TERRACE, HUCKNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall Office turn right onto the High Street, turn left onto Station Road. Turn left onto Linby Road and turn right onto Station Terrace, where the property will be easily identified by a 'For Sale' board.

Front entrance door into;

LOUNGE

14'6" x 12'6" The lounge has ceiling rose, ceiling coving, double glazed bay window to the front, feature fireplace, thermostatically controlled radiator, laminate flooring, power points, wall light points, ceiling light point and a television point.

Archway through to;

DINING-ROOM

12'0" x 13'0" The spacious dining room has a UPVC double glazed window to the rear, radiator, power points, telephone point and a ceiling light point.

31 STATION TERRACE, HUCKNALL, NOTTINGHAM.

KITCHEN

10’9” x 7’0” There are a range of wall and base units in maple with roll top work surfaces and co-ordinated wall tiling, ceramic floor tiling, radiator, power points, ceiling light point, UPVC double glazed window and door to the rear, 1 ½ bowl single drainer stainless steel sink with chrome mixers, fridge freezer, washing machine, extractor, four ring gas hob and a integrated oven and grill.

STAIRS TO FIRST FLOOR LANDING

The first-floor landing has a thermostatically controlled radiator and a ceiling light point.

MASTER BEDROOM

12’0” x 12’0” This bedroom has a built-in walk in cupboard, UPVC double glazed window to the front, thermostatically controlled radiator, ceiling coving, power points and a television point.

31 STATION TERRACE, HUCKNALL, NOTTINGHAM.

BEDROOM THREE

9'0" x 10'3" With UPVC double glazed window to the rear, thermostatically controlled radiator, power point, dimmer switch and a ceiling light point.

BATHROOM

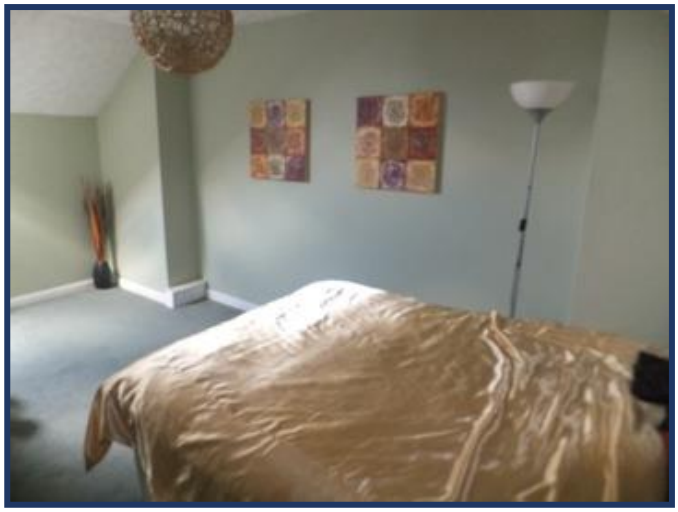
With a three piece white suite comprising; panelled bath with tiled surround, chrome mixer taps with adjustable shower head, shower screen, close coupled WC, pedestal wash hand basin, chrome towel rail radiator and UPVC double glazed opaque window to the rear.

31 STATION TERRACE, HUCKNALL, NOTTINGHAM.

Stairs to:

BEDROOM TWO

16'0" x 12'0" There is a double glazed velux roof window, thermostatically controlled radiator, power point and a ceiling light point.

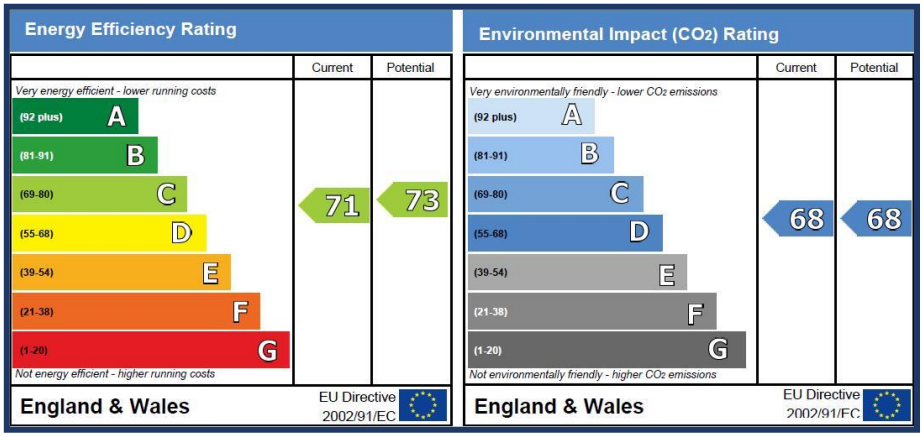


OUTSIDE

There is a terraced decked seating area, pathway, lawn, a small garden shed, an outside tap and an outside light.

31 STATION TERRACE, HUCKNALL, NOTTINGHAM.

ENERGY PERFORMANCE GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A
Local Authority: Ashfield District Council

Primary School: Beardall Fields Primary & Nursery School
Secondary School: The National Academy

Stamp Duty on Asking Price: £700.00 (this may change if you are a first-time buyer or you already own another property).

31 STATION TERRACE, HUCKNALL, NOTTINGHAM.

FLOOR PLAN

31 STATION TERRACE, 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.