

16 albert street
mansfield
nottingham
NG18 1EB

need2view
property services
Sales & Lettings

tel: 01623 422000
fax: 01623 421068

www.need2view.co.uk
mansfield@need2view.co.uk

**NO
CHAIN**

24 ALBERT STREET

HUCKALL

NOTTINGHAM

NG15 7BE



OFFERS OVER £120,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Hucknall, Nottingham, NG18 1EB

TENURE

Freehold

- Terraced Property
- Three Bedrooms
- Recently Redecorated
- New Flooring Throughout
- Two Reception Rooms
- Rear Garden
- Walking Distance to Town Centre & All Amenities
- Viewing Highly Recommended!

This terraced property is within walking distance to the Town Centre and benefits from new flooring and decoration throughout. Ideal for a first time buyer looking to get onto the property ladder or a buy to let investor

Double glazed front entrance door into:

LOUNGE

11' max x 11'6" With double glazed window to the front, ceiling light point, power points, TV aerial point, telephone point and radiator. Arch way through to dining room.



DINING-ROOM

14' max x 11'6" This is a spacious dining room with double glazed window to the rear, ceiling light point, smoke alarm, power points and stairs to first floor.



24 ALBERT STREET, HUCKNALL, NOTTINGHAM.

KITCHEN

11'2" x 6' max With a range of wall and base units with roll top work surfaces, wall tiling, space and plumbing for a washing machine, space for cooker, space for fridge freezer, single drainer stainless steel sink with chrome mixer taps, chrome mixer taps, numerous power points, double glazed door opening to the rear, double glazed window to the rear and one to the side.



Stairs to:

LANDING

BEDROOM THREE

11'3" x 10'11" With double glazed window to the front, ceiling light point, radiator and power points.



24 ALBERT STREET, HUCKNALL, NOTTINGHAM.

BATHROOM

11'3" x 10'8" This is a large bathroom which has white suite comprising closed coupled W.C, pedestal wash hand basin with tiled splash backs, panelled bath with Micro shower over, two double glazed windows to the rear, radiator, ceiling light point and doorway to airing cupboard.



Stairs to:

SECOND FLOOR

BEDROOM ONE

11'3" x 13'9" With double glazed window to the rear, radiator, power points and ceiling light point. This ceiling follows the roof line of the property.



24 ALBERT STREET, HUCKNALL, NOTTINGHAM.

BEDROOM TWO

11'8" x 11'3" With double glazed window to the front, radiator, power points and ceiling light point. This ceiling follows the roof line of the property.



OUTSIDE

There is a small lawn with pathway leading to useful brick outbuilding and decked area. There is an outside tap and gated access to a passage way which leads to the front of the property.



24 ALBERT STREET, HUCKNALL, NOTTINGHAM.

ADDITIONAL INFORMATION

Council Tax Band: A

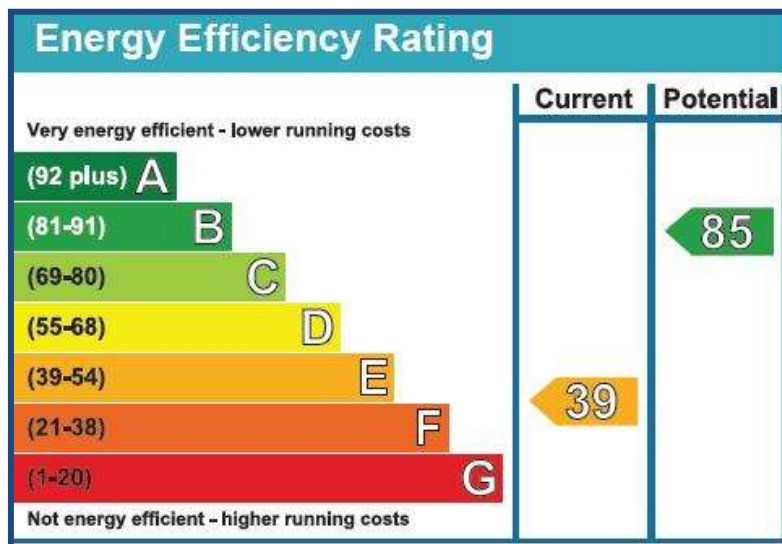
Local Authority: Ashfield District Council

Primary School: Hucknall National Church of England

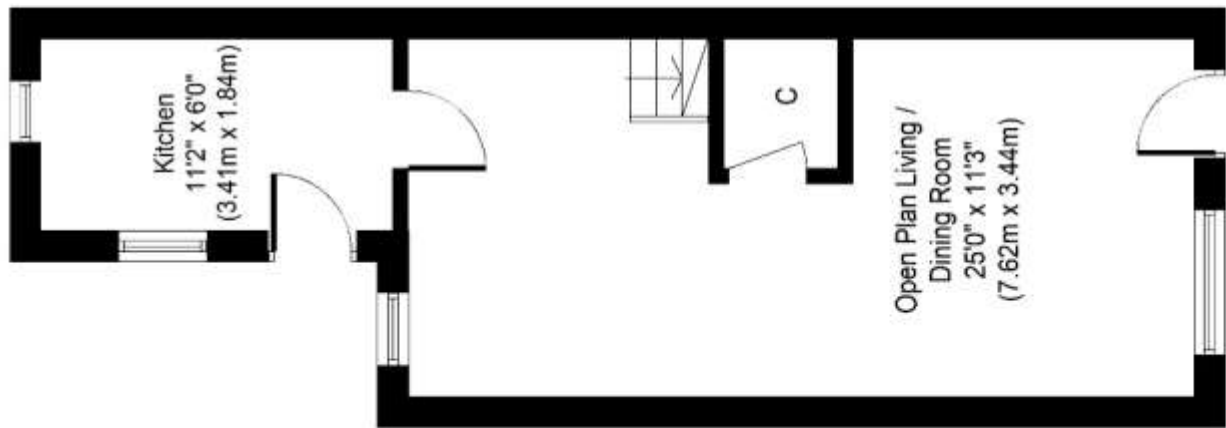
Secondary School: The National CofE Academy

Stamp Duty on Asking Price: Nil (this may change if you already own another property).

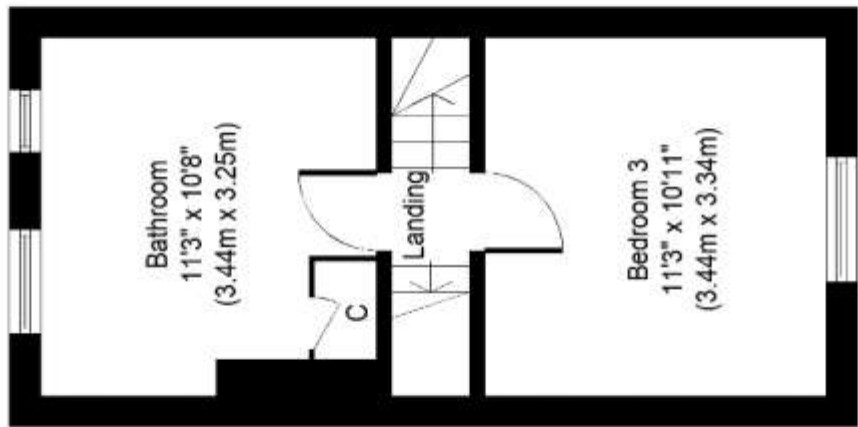
ENERGY PERFORMANCE RATING



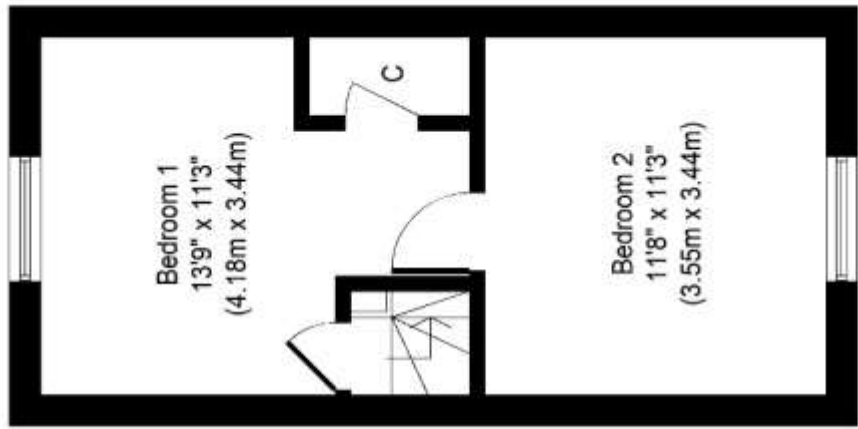
FLOOR PLAN



Ground Floor
Approximate Floor Area
353 Sq. ft.
(32.8 Sq. m.)



First Floor
Approximate Floor Area
282 Sq. ft.
(26.2 Sq. m.)



Second Floor
Approximate Floor Area
282 Sq. ft.
(26.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

24 ALBERT STREET, 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.