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Sales & Lettings

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**NO
CHAIN**

121 COMMON LANE

HUCKNALL

NOTTINGHAM

NG15 6TF



£220,000

VIEWING

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

TENURE

Freehold

- Detached Bungalow
- Two Bedrooms
- Security Alarm System
- Wheelchair Access
- Gated Driveway & Detached Garage
- Well Maintained Front & Rear Gardens
- Easy Access to Town Centre & Transport Links

121 COMMON LANE, HUCKNALL, NOTTINGHAM

This is a great opportunity to acquire a two-bedroom detached bungalow which is located close by to Hucknall town centre and transport links. Providing off street parking for a number of vehicles with a gated driveway and detached garage. There is a lounge diner, kitchen, family bathroom and well-maintained front and rear gardens.

Wheelchair ramp to UPVC double glazed entrance door into:

HALLWAY

With radiator, access to insulated roof space and power point.

LOUNGE DINER

16'4" x 10'7" With coal effect electric feature fireplace, UPVC double glazed leaded window to the front, double radiator, T.V aerial point, two wall light points, ceiling light point, smoke alarm, ceiling coving and power points.



KITCHEN

9'10" x 8" With a range of wall and base units, granite effect roll top work surfaces, coordinating tile surrounds, 1 ½ bowl single drainer sink with mixer tap, built in four ring gas hob with integrated extractor fan, double oven and grill, double glazed leaded windows to the front and side, space and plumbing for various appliances, radiator, ceiling light point and power points.



121 COMMON LANE, HUCKNALL, NOTTINGHAM

BEDROOM ONE

14'5" x 10'7" With fitted wardrobes, double glazed leaded double doors to rear, radiator, ceiling light point, ceiling coving and power points.



BEDROOM TWO

9'9" x 8' With double glazed leaded window to the rear, radiator, T.V aerial point, ceiling light point, ceiling coving and power points.



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BATHROOM

With three-piece suite comprising close coupled W.C, pedestal wash hand basin, bath with shower over, double glazed leaded opaque window to the side, radiator, wall tiling and ceiling light point.



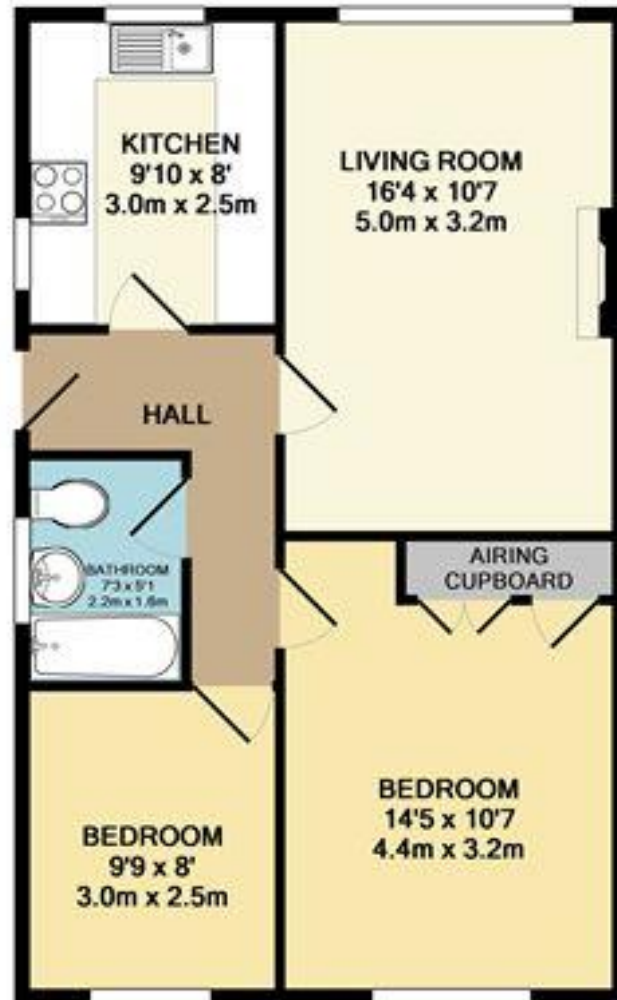
OUTSIDE

There is a driveway to the front and gated driveway to the side of the property. The front and rear gardens are both laid to lawn. The rear garden is fully enclosed; having a full width patio area, variety of well stocked borders, garden shed and detached garage with new felt roof.



121 COMMON LANE, HUCKNALL, NOTTINGHAM

FLOOR PLAN



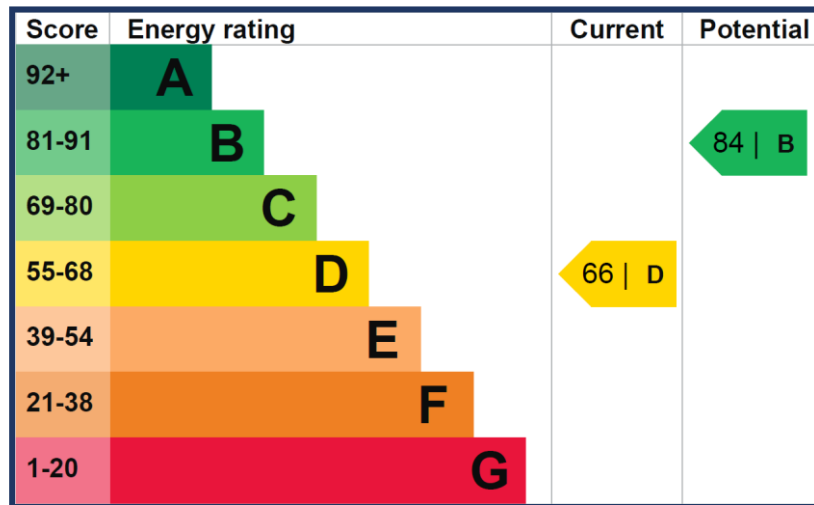
TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.2 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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121 COMMON LANE, HUCKNALL, NOTTINGHAM

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: C

Local Authority: Ashfield District Council

Primary School: Edgewood Primary and Nursery School

Secondary School: Holgate Academy

Stamp Duty on Asking Price: Currently Nil based on the stamp duty holiday (this may change if you are a first-time buyer or you already own another property).

DIRECTIONS

After leaving our Hucknall Office head northwest onto the High Street towards Titchfield Terrace. The High Street turns left and becomes Watnall Road, continue then turn right onto Derbyshire Lane. Take a further right onto Sandy Lane then turn left onto Wood Lane. At the roundabout take the second exit, staying on Wood Lane. Then continue onto Common Lane and turn right, staying on Common Lane to arrive at the property which can be easily identified by a 'For Sale' sign.

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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.