

7 high street  
hucknall  
nottingham  
NG15 7HJ

**need2view**  
property services  
Sales & Lettings

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**NO  
CHAIN**

**28 BEARDSMORE GROVE**

**HUCKNALL**

**NOTTINGHAM**

**NG15 8AW**



**GUIDE PRICE £160,000 - £170,000**

**VIEWING**

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

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Ground Floor Bathroom
- Garden Room
- Driveway
- Lengthy Enclosed Rear Garden
- Cul-de-sac Location
- Close to Hucknall Town Centre, Train, Tram & Bus Routes

## **28 BEARDSMORE GROVE, HUCKNALL, NOTTINGHAM**

**Looking for a Semi-Detached Property? Well, look no further as this house could be for you! This three bedroom family home has a garden room, a lengthy enclosed rear garden and benefits from being in a cul-de-sac location with off street parking and is also for sale with no chain!**

Front entrance door into:

### **HALLWAY**

With ceiling spotlights, smoke alarm, radiator and stairs to first floor landing.

### **LOUNGE**

With double glazed bay window to the front, ceiling light point, ceiling coving, two radiators, numerous power points and TV aerial point.



### **KITCHEN**

With a range of wall, base and shelving units with butchers block work surfaces and tiled surround, integrated electric oven, integrated gas hob with extractor over, single drainer stainless steel sink, ceiling light point and numerous power points. Double glazed sliding doors into garden room.



## **28 BEARDSMORE GROVE, HUCKNALL, NOTTINGHAM**

### **GARDEN ROOM**

With double glazed windows, double glazed French doors, ceiling light point with ceiling fan, wall light, numerous power points and tiled flooring.



### **GROUND FLOOR BATHROOM**

With a dressing area with radiator, ceiling spotlights and archway leading to bathroom with three piece white suite comprising panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, part wall tiling and double glazed opaque window.



### **LANDING**

With ceiling light point, window, smoke alarm, power points and access to loft hatch.

## **28 BEARDSMORE GROVE, HUCKNALL, NOTTINGHAM**

### **BEDROOM ONE**

With double glazed bay window to the front, ceiling light point, radiator and numerous power points.



### **BEDROOM TWO**

With double glazed window to the rear, ceiling light point, radiator, numerous power points and wall mounted boiler.



## **28 BEARDSMORE GROVE, HUCKNALL, NOTTINGHAM**

### **BEDROOM THREE**

With double glazed window to the rear, ceiling light point, radiator, numerous power points and a built in wardrobe.



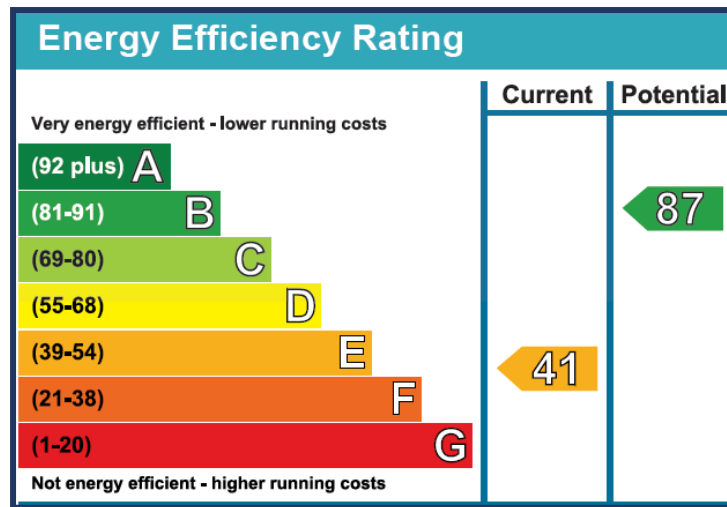
### **OUTSIDE**

Enclosed rear garden with patio area, lawn with steppingstone pathway, a garden shed and a brick built pond.



**28 BEARDSMORE GROVE, HUCKNALL, NOTTINGHAM**

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: A**

**Local Authority: Ashfield District Council**

**Primary School: Hucknall National Church of England Primary School**

**Secondary School: The National CofE Academy**

**Stamp Duty on Asking Price of £170,000: £900.00 (this may change if you are a first-time buyer or you already own another property).**

## **28 BEARDSMORE 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.