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Sales & Lettings

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17 ADDISON DRIVE

HUCKNALL

NOTTINGHAM

NG15 6NA



OFFERS OVER £170,000

VIEWING

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

TENURE

Freehold

- Semi-Detached Property
- Two Bedrooms
- New Modern Kitchen
- Ground Floor W.C.
- New Stylish Bathroom
- Spacious Rear Garden
- Redecorated & New Flooring Throughout
- Early Viewing Recommended

17 ADDISON DRIVE, HUCKNALL, NOTTINGHAM

Refurbished Throughout! This bay fronted, semi-detached property is well presented and ready to move into having been recently redecorated throughout. Downstairs there is a lounge, new modern kitchen and refitted ground floor W.C. To the first floor there are two good sized bedrooms and a new stylish bathroom. There is a low maintenance front garden and a large rear garden with patio area. Early viewing recommended!

Entrance door into:

ENTRANCE LOBBY

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

LOUNGE

With UPVC double glazed bay window to the front, thermostatically controlled radiator, T.V. aerial point, power points, ceiling coving and ceiling light point.



KITCHEN

This modern, newly refitted kitchen has a range of matching wall and base units to include an integrated fridge-freezer, oven, grill and dishwasher. There is a composite sink with stainless steel mixer tap, coordinating granite effect work surfaces, four ring electric induction hob with extractor fan over, space and plumbing for washing machine, two UPVC double glazed windows to the rear, thermostatically controlled radiator, power points, ceiling coving and ceiling light point.



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INNER LOBBY

With under stairs storage cupboard, wall light point and UPVC double glazed door to the side.

GROUND FLOOR W.C.

With newly refitted close coupled W.C, pedestal wash hand basin with mixer tap, UPVC double glazed opaque windows to the side and rear, wall mounted boiler and ceiling light point.



LANDING

With UPVC double glazed window to the side, access to roof space and ceiling light point.

BEDROOM ONE

With UPVC double glazed window to the front, thermostatically controlled radiator, power points, ceiling coving and ceiling light point.



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BEDROOM TWO

With UPVC double glazed window to the rear, thermostatically controlled radiator, power points, ceiling coving and ceiling light point.



BATHROOM

This stylish, newly refitted bathroom boasts a four-piece white suite comprising close coupled W.C. and wash hand basin with mixer tap set into vanity unit, free standing bath with mixer tap, shower enclosure with rainfall shower over, UPVC double glazed opaque window to the rear, towel rail radiator and ceiling light point.



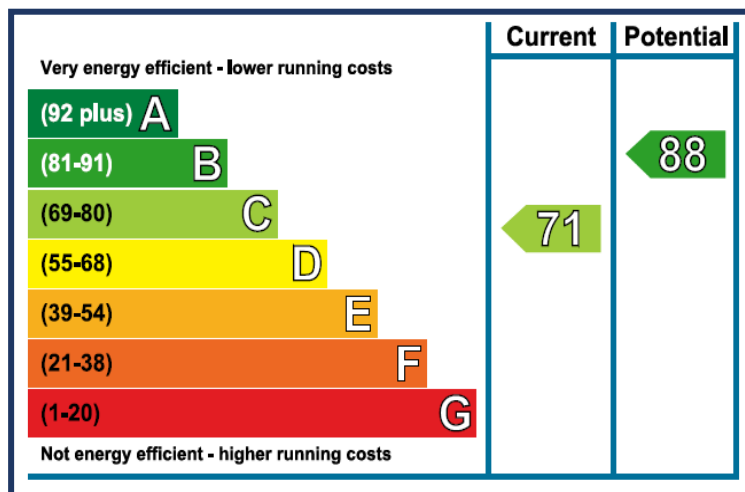
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OUTSIDE

To the front there is gated access to a low maintenance garden with a pathway leading to the rear. There is a spacious rear garden which is laid to lawn and a large patio area. It is fully enclosed by a mixture of fencing with gated access to the front.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Hillside Primary and Nursery School

Secondary School: The National CofE Academy

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

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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.