

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

30 AUCKLAND ROAD

HUCKNALL

NOTTINGHAM

NG15 6RA



£230,000

VIEWING

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

TENURE

Freehold

- Detached Family Home
- Three Bedrooms
- Stunning Dining Kitchen
- Two Reception Rooms to Include Orangery
- Stylish Family Bathroom
- Substantial Driveway Parking
- Rear Garden with Large Decking Area

30 AUCKLAND ROAD, HUCKNALL, NOTTINGHAM

A well-presented, both internally and externally, detached property in a popular area of Hucknall. With three bedrooms, raised decking garden, a large modern kitchen and an extension to the rear, this is a perfect family home.

Entrance door into:

CLOAKROOM

Small entrance room into the property.

LOUNGE

16'8" x 12'0" A large family room with double glazed window to the front, empty feature fireplace, stairs to the first floor, radiator, power and ceiling light points.



Archway through to:

30 AUCKLAND ROAD, HUCKNALL, NOTTINGHAM

KITCHEN

11'0" x 16'8" A large, modern, family kitchen, with a range of wall and base units in a white finish, black worktops, a fitted range cooker with hobs, a black splashback, and black extractor fan, space and plumbing for a fridge freezer, space and plumbing for a washing machine, kitchen island with more storage, tiled floor UPVC double glazed door to the side of the property, hatch and archway through to the conservatory extension, power and ceiling light points.



ORANGERY

16'0" x 11'6" Large brick built extension to the rear of the property, with multiple windows to the side, large bi-folding doors to the garden, tiled floor continuing on from the kitchen, raised windowed ceiling, spotlights and power points,



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LANDING

With double glazed window to the side, and a ceiling light point.



BEDROOM ONE

12'0" x 10'0" With double glazed window to the rear, radiator, power and ceiling light points.



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BEDROOM TWO

11'6" x 11'0" With double glazed window to the front, radiator, power and ceiling light points.



BEDROOM THREE

6'10" x 8'9" With double glazed window to the front, radiator, power and ceiling, light points.



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BATHROOM

6'3" x 6'8" Fully tiled bathroom, with a white three piece suite, comprising or a bath with shower over, toilet and wash hand basin built into vanity unit, chrome towel radiator, double glazed window to the rear, ceiling light point



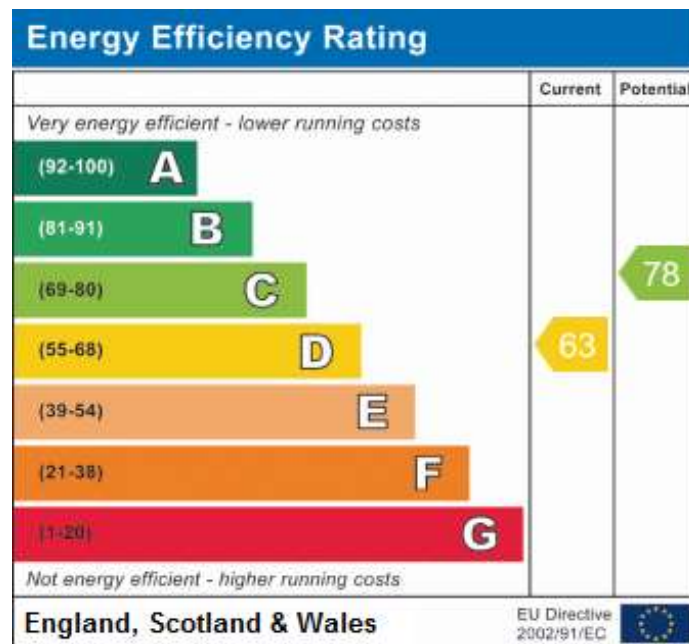
OUTSIDE

Small patio leading to raised, grey, fenced decking.



30 AUCKLAND ROAD, 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: Available on asking

This property is being sold as part of the Harron Home part exchange program. Please note that following an offer being agreed a purchaser would be expected to exchange contracts within a maximum of 28 days from the date of reservation.

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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.