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Sales & Lettings

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**NO  
CHAIN**

**5 BUCKINGHAM AVENUE**

**HUCKNALL**

**NOTTINGHAMSHIRE**

**NG15 8ET**



**OFFERS OVER £250,000**

**VIEWING**

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

**TENURE**

Freehold

- Large Bungalow
- Three Bedrooms
- Large Living Room
- Large Garden To Rear
- Driveway For Multiple Cars
- Viewing Recommended

## **5 BUCKINGHAM AVENUE, HUCKNALL, NOTTINGHAM**

This property is beautifully presented both internally and externally. With 3 bedrooms, a dining kitchen and large garden, properties of this style, of this price and in this area don't come on the market often so viewings are highly recommended.

### **INNER HALLWAY**

Inner hallway with an airing cupboard and access to loft space.



### **LOUNGE**

21'9 x 9'6" A spacious room with a large window to the front of the property, feature fireplace, radiator, power and ceiling light points.



**5 BUCKINGHAM AVENUE, HUCKNALL, NOTTINGHAM**

**DINING KITCHEN**

**10'0 x 12'0"** A good sized, kitchen/diner with a range of wall and base units in a wood effect. Sink with mixer taps. Space and plumbing for fridge freezer, space and plumbing for washing machine, space and connections for oven. Radiator, power and ceiling light points.



**BEDROOM ONE**

**9'7 x 12'7"** Window to rear, fitted wardrobes, radiator, power and ceiling light points.





## **5 BUCKINGHAM AVENUE, HUCKNALL, NOTTINGHAM**

### **BEDROOM TWO**

**10'0 x 9'0"** The second bedroom is currently being used as a small second sitting room. It has patio doors into the large garden providing lots of light. There is a radiator and power and ceiling light points.



### **BEDROOM THREE**

**10'0 x 6'0"** With a window to the side of the property, this room has a radiator, power and ceiling light points.



**5 BUCKINGHAM AVENUE, HUCKNALL, NOTTINGHAM**

**BATHROOM**

6'7 x 5'6" Fully tiled bathroom with a white 3 piece suite consisting of a toilet, wash hand basin and a bath with a shower over.



**OUTSIDE**

A large paved garden with well maintained plants and foliage.



**5 BUCKINGHAM AVENUE, HUCKNALL, NOTTINGHAM**

**EPC GRAPH**

AWAITING DETAILS

**ADDITIONAL INFORMATION**

**Council Tax Band: C**

**Local Authority: Ashfield District Council**

**Primary School: Leen Mills Primary School**

**Secondary School: The National School**

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

## **5 BUCKINGHAM AVENUE, 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.