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Sales & Lettings

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**NO
CHAIN**

25 PAGETT CLOSE

HUCKNALL

NOTTINGHAM

NG15 7US



£120,000

VIEWING

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

TENURE

Freehold

- Second Floor Apartment
- Two Bedrooms
- UPVC Double Glazed
- Allocated Car Parking
- Close to Train, Tram & Bus Routes
- Within Walking Distance of the Town Centre

25 PAGETT CLOSE, HUCKNALL, NOTTINGHAM

This is a conveniently location modern and spacious second floor apartment in an extremely popular location within walking distance of buses, trains, trams, Tesco, Iceland and Aldi, as well as being in close proximity to Hucknall town centre.

Entrance door into:

HALLWAY

Which has two UPVC double glazed windows to the rear, radiator, three ceiling light point, power point and video telephone entry system.



Doorway to:

LOUNGE/DINING AREA

21' x 12'9". This is a large lounge/dining area with UPVC double glazed window to the rear, UPVC double glazed patio doors with Jack and Jill balcony to the front, ceiling light point, wall light points, power points, telephone point and TV aerial point.



25 PAGETT CLOSE, HUCKNALL, NOTTINGHAM

KITCHEN

10' x 7'. The kitchen has a range of wall and base units with roll top work surfaces and coordinated tiled surrounds, 1 ½ bowl single drainer stainless steel sink with chrome mixer taps, stainless steel canopy style extractor over four ring stainless steel electric hob with integrated stainless steel oven, space and plumbing for washing machine, space for fridge freezer and white thermostatically radiator.



BEDROOM ONE

12'6" x 10'6" including wardrobes. With UPVC double glazed window to the front, fitted wardrobes, ceiling light point, power points and TV aerial point.



25 PAGETT CLOSE, HUCKNALL, NOTTINGHAM

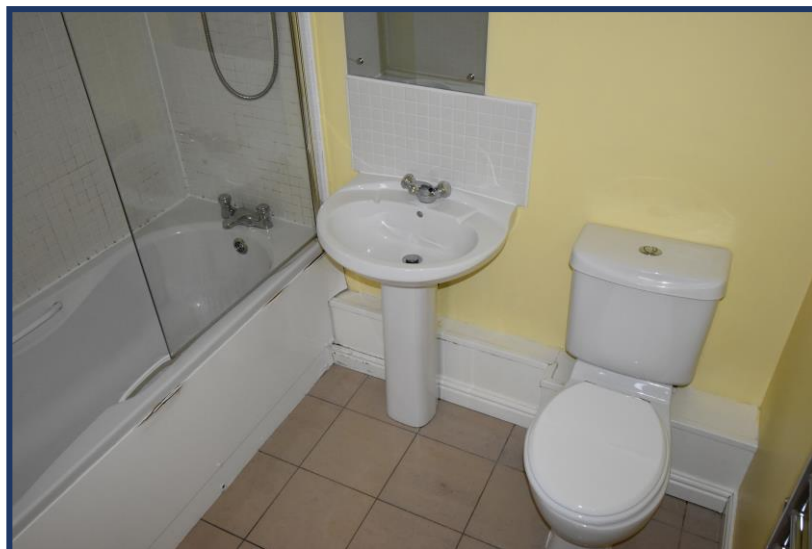
BEDROOM TWO

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



BATHROOM

With a three piece white suite comprising panelled bath with tiled surround and Miro sprint electric shower over with glazed shower screen, pedestal wash hand basin with tiled splash back, closed coupled WC, chrome towel rail radiator, ceramic floor tiling, twin voltage shaver point, UPVC double glazed opaque window to the rear, electric heater, extractor and built in airing cupboard.



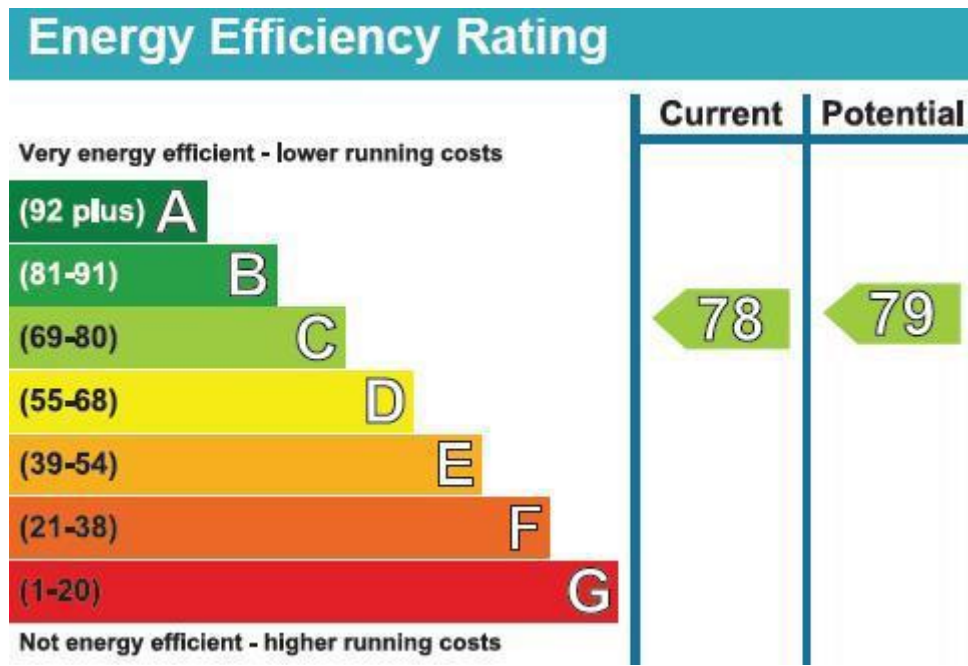
25 PAGETT CLOSE, HUCKNALL, NOTTINGHAM

OUTSIDE

Allocated parking to the rear in a well maintained car park and access to the well maintained communal gardens.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Beardall Fields Primary and Nursery 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)

25 PAGETT CLOSE, 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.