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NG15 7HJ

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Sales & Lettings

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**NO
CHAIN**

30 THORESBY DALE

HUCKNALL

NOTTINGHAM

NG15 7UG



£250,000

VIEWING

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

TENURE

Freehold

- Semi Detached
- 3 Bedrooms
- UPVC Double Glazed
- Lengthy Driveway For Parking
- Close to Train, Tram and Bus Routes
- Within Walking Distance of Town Centre

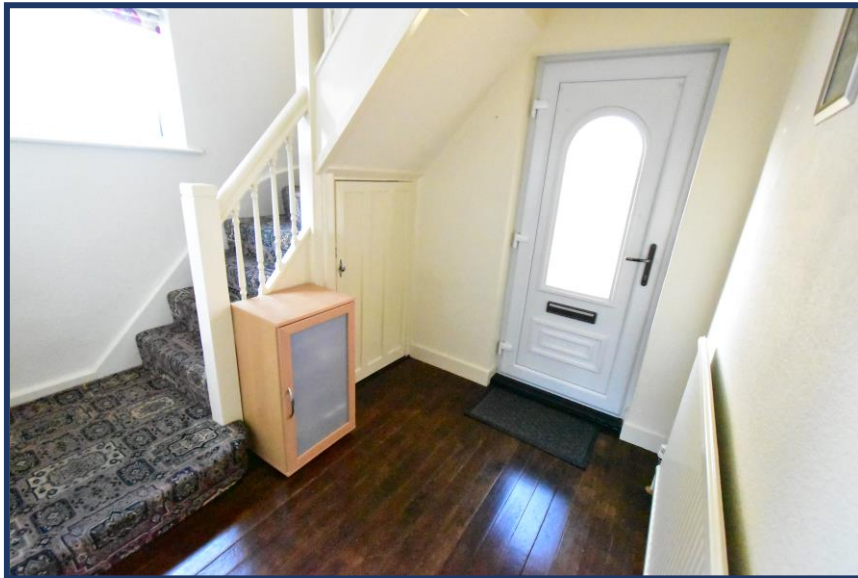
30 THORESBY DALE, HUCKNALL, NOTTINGHAM

This bay fronted traditional, spacious, semi detached property occupies an enviable plot in close proximity to Hucknall town centre and all its amenities. There is gated access to a lengthy driveway providing parking for numerous vehicles. The front garden is laid to lawn with planted borders. There is a hard standing area for a caravan or other vehicle. The property comes with a 22ft garage which has an up and over door, windows to the rear and side and power and ceiling light points.

Entrance door into:

HALLWAY

Opening hallway has a double glazed window to the side, an under stairs storage cupboard, thermostatically controlled radiator and stairs to the first floor landing.



LOUNGE

12'9" x 11'6" Double glazed bay window to the front, multi fuel burner set into feature fireplace, radiator, power and ceiling light points.



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DINING ROOM

13'6" X 11'6" There is a double glazed bay window to the rear, radiator, power and ceiling light points.



KITCHEN

9'0" x 11'9" The kitchen has a range of wall and base units in a white finish with roll top work surfaces and coordinated wall tiling. There is space for a cooker, space for a fridge freezer and space and plumbing for a washing machine. One and a half bowl sink with mixer taps, Double glazed windows to the side and rear, UPVC double glazed door opening onto the driveway. Power point and ceiling spotlights.



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LANDING

The upstairs landing has double glazed window to the front, radiator, power and ceiling light points.

BEDROOM ONE

11'0" x 9'0" With fitted wardrobes, double glazed window to the front, thermostatically controlled radiator, power points and ceiling spotlights.



BEDROOM TWO

10'4" x 11'9" With fitted wardrobes, double glazed window to the rear, thermostatically controlled radiator, power and ceiling light points.



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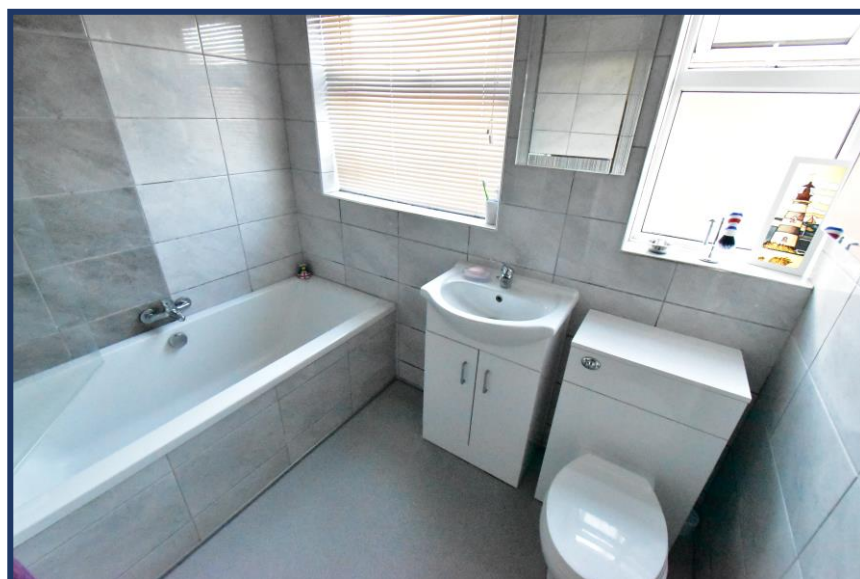
BEDROOM THREE

9'0" x 6'0" With a double glazed window to the rear, radiator, power and ceiling light points.



BATHROOM

The bathroom has a three piece white suite comprising of a panelled bath with electric shower over, a wash hand basin set into vanity unit, W.C. with integrated flush, two double glazed windows to the side full wall tiling a towel rail, radiator and ceiling spotlights.



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OUTSIDE

The rear garden is laid to lawn with stocked borders.



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ADDITIONAL INFORMATION

Council Tax Band: B

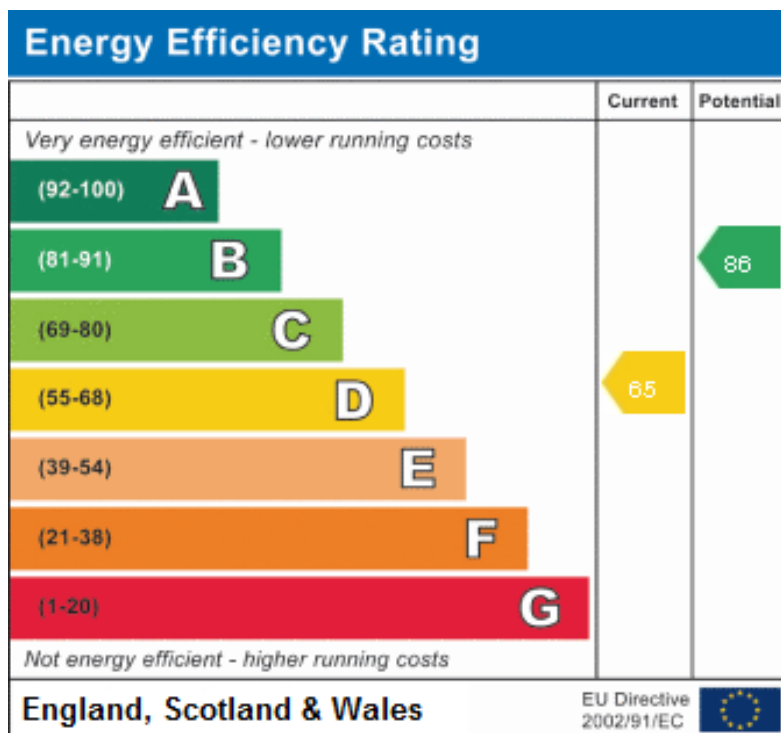
Local Authority: Ashfield District Council

Primary School: Hillside Primary and Nursery School/Beardall Field Primary School

Secondary School: The National School

Stamp Duty on Asking Price: First Time Buyer £0/Moving Home £2500

ENERGY PERFORMANCE RATING



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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.