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**NO
CHAIN**

44 BEAUVALE ROAD

HUCKNALL

NOTTINGHAMSHIRE

NG15 6PH



OFFERS OVER £165,000

VIEWING

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

TENURE

Freehold

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Good Sized Garden to Rear
- Front Garden
- Ideal Project
- Viewing Recommended

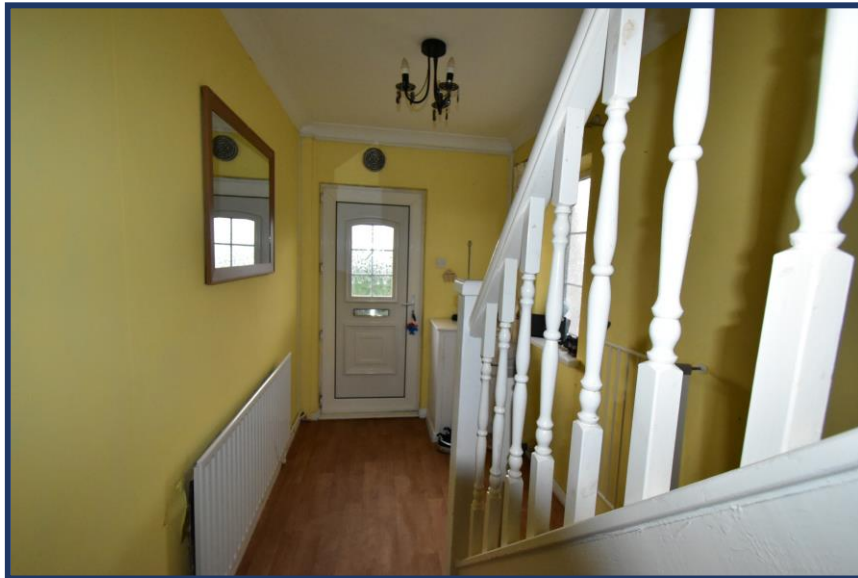
44 BEAUVALE ROAD, HUCKNALL, NOTTINGHAM

A good sized family home situated in a popular area of Hucknall. With three bedrooms, two reception rooms and an easy to maintain garden, this property can only really be appreciated by viewing.

A front entrance door opens into:

HALLWAY

With stairs to the first floor landing, radiator, laminate flooring, and ceiling light point.



LOUNGE

15" x 12" The lounge has a large bay window to the front, feature fireplace, radiator, power and ceiling light points.



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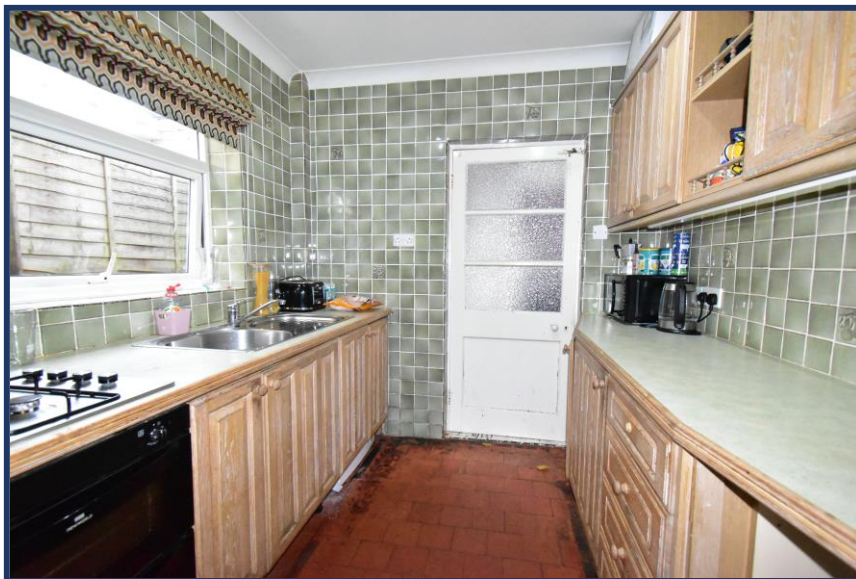
DINING ROOM

10'6" X 11'6" With patio doors to the rear garden, this room also has a feature fireplace, radiator and power and ceiling light points.



KITCHEN

8" x 8" With a range of wall and base units in a wood finish, 4 ring gas hobs, integrated over, window to the side, fully tiled walls, space and plumbing for a washing machine, space and plumbing for a fridge freezer, power and ceiling light points.



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LANDING

The first floor landing has a window to the side which provides ample light. There is a built in airing cupboard, radiator and a ceiling light point.



BEDROOM ONE

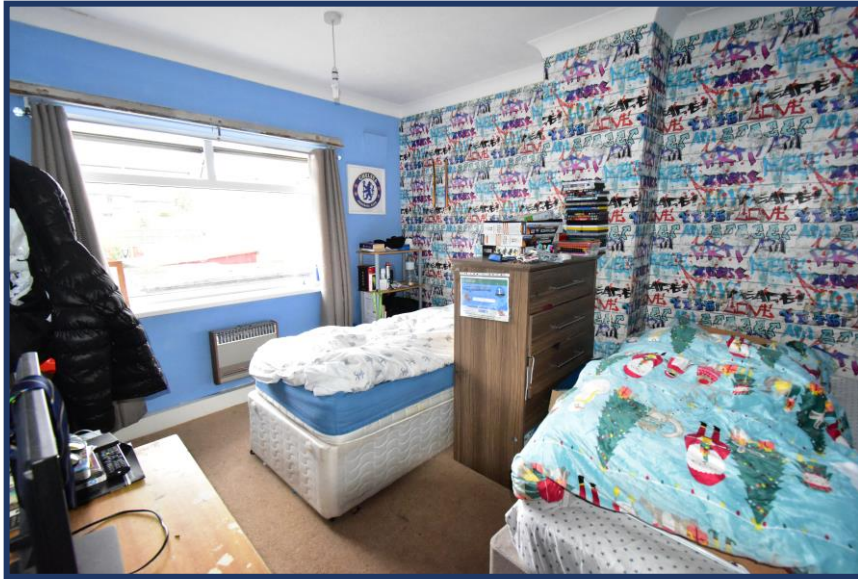
8" x 9'6" Window to the front of the property, radiator, power and ceiling light points



44 BEAUVALE ROAD, HUCKNALL, NOTTINGHAM

BEDROOM TWO

9'9" x 11'6" Window to the rear, radiator, power and ceiling light points.



BEDROOM THREE

8' x 9'6" Window to front, radiator, power and ceiling light points.



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BATHROOM

Full wall tiling, with toilet, wash hand basin built into vanity unit and shower. Towel radiator, window to the rear and ceiling light point.



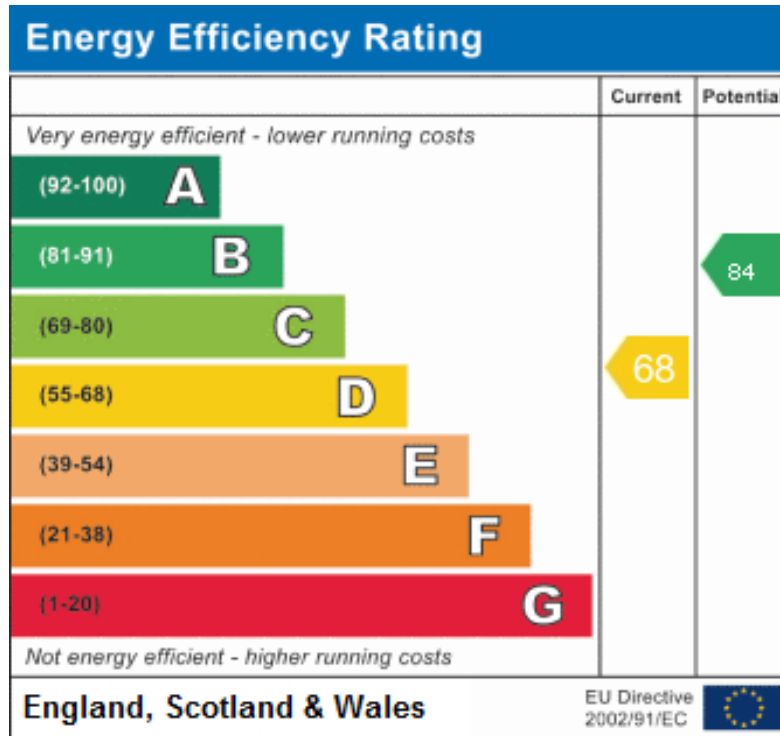
OUTSIDE

A grassed front garden, with path to the door and down the side of the house to the rear garden. The rear garden consists of a patio area to the right hand side with paved steps, stone decorated borders and a grassed area.



44 BEAUVALE ROAD, HUCKNALL, NOTTINGHAM

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Holgate Primary and Nursery School

Secondary School: Holgate Academy

Stamp Duty on Asking Price: First Time Buyer £0/Moving home £800

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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.