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need2view
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Sales & Lettings

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**NO
CHAIN**

12 GARTON CLOSE

BEESTON

NOTTINGHAM

NG9 4GH



£190,000

VIEWING

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

TENURE

Freehold

- End Terrace Property
- Three Bedrooms
- UPVC Double Glazed
- Large Lounge/Dining Room
- Large South Facing Garden
- Viewing Recommended

12 GARTON CLOSE, BEESTON, NOTTINGHAM

This conveniently located modern and spacious 3 bed roomed end terraced house is in a popular location within walking distance of buses and trams. This property is well presented both internally and externally and is a perfect family home.

Entrance door into:

HALLWAY

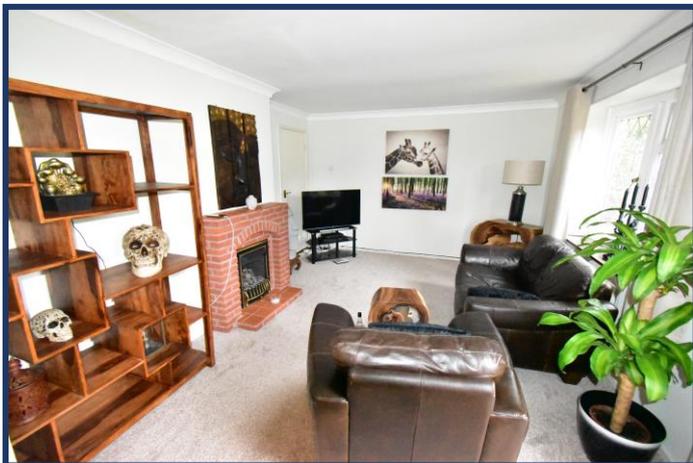
Which has a UPVC double glazed window to the front stairs to the first floor doors leading to the living room and kitchen. Power and ceiling light points.



Doorway to:

LOUNGE/DINING ROOM

This is a large lounge/dining area with two UPVC double glazed windows to the rear, feature fireplace, radiators, power and ceiling light points.



12 GARTON CLOSE, BEESTON, NOTTINGHAM

KITCHEN

The kitchen has a range of wall and base units, with roll top work surfaces and part tiled walls. 1 ½ bowl single drainer stainless steel sink with mixer taps. Space and plumbing for washing machine, space and fixtures for cooker, space for fridge freezer. Radiator, power and ceiling light points.



BEDROOM ONE

With a UPVC double glazed window to the rear, power and ceiling light points.



12 GARTON CLOSE, BEESTON, NOTTINGHAM

BEDROOM TWO

With UPVC double glazed window to the rear, power and ceiling light points.



BEDROOM THREE

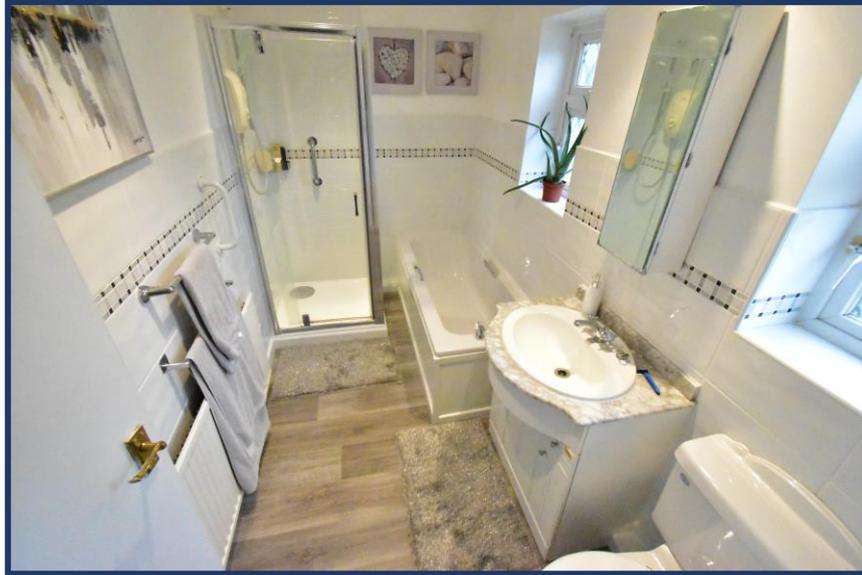
UPVC double glazed window to the rear, power and ceiling light points.



12 GARTON CLOSE, BEESTON, NOTTINGHAM

BATHROOM

With a three piece white suite comprising of a panelled bath, toilet, sink built into vanity unit, separate shower cubicle, half tiled walls UPVC windows to the front, laminate flooring, chrome towel rails and ceiling light point.



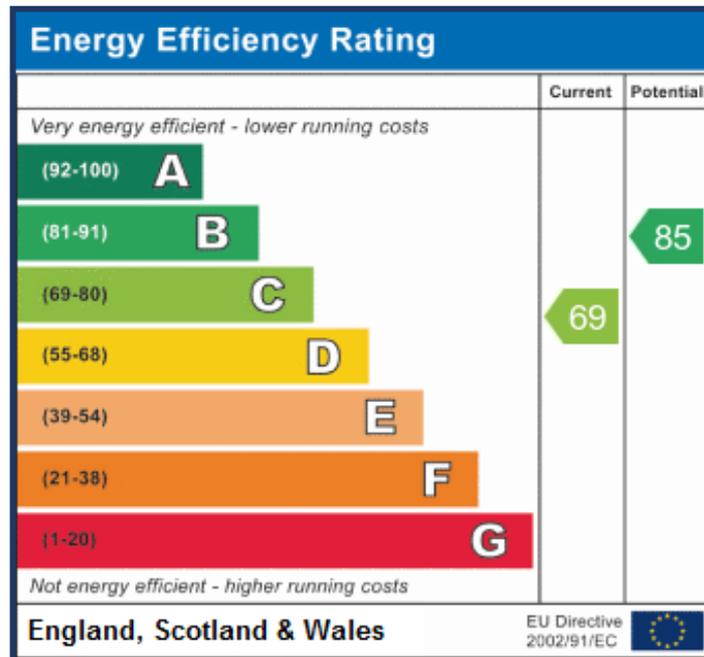
OUTSIDE

A large south facing garden with a pond, patio, grassed area and path down to the bottom of the garden.



12 GARTON CLOSE, BEESTON, NOTTINGHAM

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Broxtowe Borough Council

Primary School: Sunnyside Spencer Academy

Secondary School: Alderman White School

Stamp Duty on Asking Price: First Time Buyer £0/ Moving Home £1,300

12 GARTON CLOSE, BEESTON, 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.