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nottingham  
NG15 7HJ

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Sales & Lettings

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**3 ROUGHS WOOD LANE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6SH**



**OFFERS OVER £225,000**

**VIEWING**

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

**TENURE**

Freehold

- Detached Property
- Three Bedrooms
- Three Reception Rooms
- Family Bathroom
- Good Sized Garden
- Driveway For Off Road Parking
- Close To Local Amenities

### 3 ROUGHS WOOD LANE, HUCKNALL, NOTTINGHAMSHIRE

**This beautifully presented three bedroom detached property is located on a quiet street close to local amenities. This property offers two reception rooms, kitchen, dining room, three bedrooms and a good sized bathroom.**

*Entrance door into:*

#### **HALLWAY**

With stairs to the first floor landing, access to the living room, radiator, power and ceiling light points.



#### **LOUNGE**

A spacious family room with a window to the front of the property, feature stone fireplace, radiator, power and ceiling light points.





### **3 ROUGHS WOOD LANE, HUCKNALL, NOTTINGHAMSHIRE**

#### **KITCHEN**

Fitted with a range of wall and base units in a white finish with wooden work surfaces, coordinated part wall tiling, integrated oven, four ring gas hob with extractor fan over, stainless steel sink with mixer tap and drainer. Window to the rear of the property, door to the side of the property, tall towel radiator, ceiling spotlights and power points.



#### **DINING ROOM**

A large room following on from the kitchen via an archway. With large patio doors to the garden, radiator, power and ceiling light points



### **3 ROUGHS WOOD LANE, HUCKNALL, NOTTINGHAMSHIRE**

#### **DOWNSTAIRS EXTENSION**

A good sized additional room with a window to the front, power and ceiling light points.



#### **BEDROOM ONE**

With a window to the front of the property, radiator, power and ceiling light points.



### **3 ROUGHS WOOD LANE, HUCKNALL, NOTTINGHAMSHIRE**

#### **BEDROOM TWO**

With a window to the rear of the property, radiator, power and ceiling light points.



#### **BEDROOM THREE**

With a window to the side of the property, radiator, power and ceiling light points.

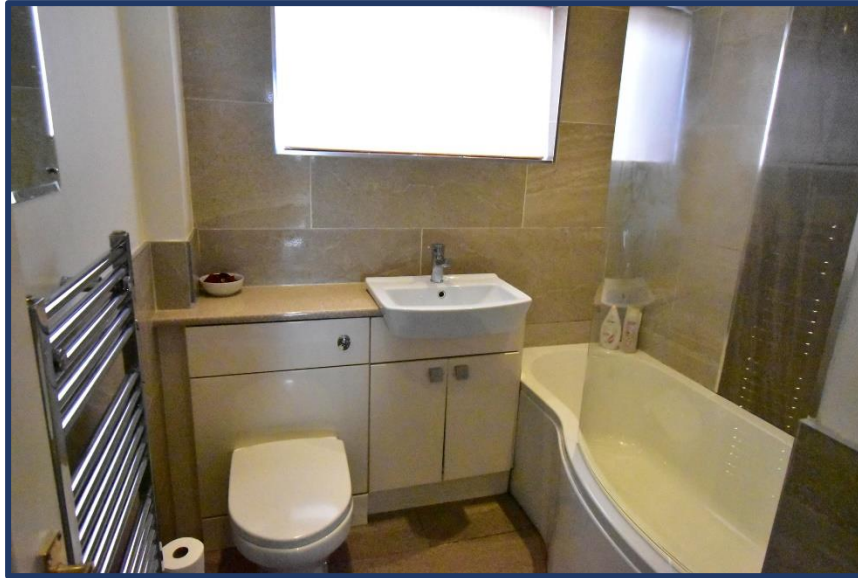




### **3 ROUGHS WOOD LANE, HUCKNALL, NOTTINGHAMSHIRE**

#### **BATHROOM**

With an opaque window, toilet, sink built into vanity, bath with shower over, part tiled walls, chrome towel radiator, and ceiling light point



#### **OUTSIDE**

To the front of the property there is a small fenced in garden with lawn and foliage. To the rear of the property there is a patio area with lawn beyond with planted borders.

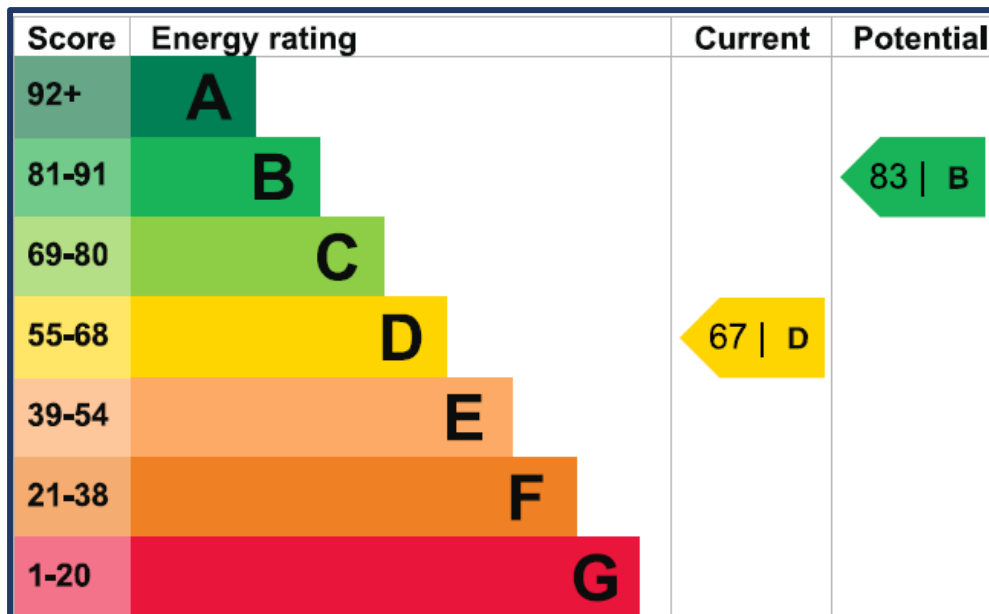


#### **GARAGE**

At the end of the driveway there is a good sized garage with an up and over door.

### 3 ROUGHS WOOD LANE, HUCKNALL, NOTTINGHAMSHIRE

#### EPC GRAPH



#### ADDITIONAL INFORMATION

**Local Council** – Ashfield District Council

**Council Tax Band** – C

**Primary School** – Edgewood Primary and Nursery School

**Secondary School** – The National Academy

**Stamp Duty on Asking Price:** £2,500 (Additional costs may apply if being purchased as a second property)

### **3 ROUGHS WOOD LANE, HUCKNALL, NOTTINGHAMSHIRE**

#### **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 marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's 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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.