

11 GLEBE STREET

HUCKNALL

NOTTINGHAM

NG15 7DF



£140,000

VIEWING

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

TENURE

Freehold

- Spacious Terraced Property
- Two Double Bedrooms
- Two Reception Rooms
- Modern Throughout
- Two Compartment Cellar
- Low Maintenance Rear Garden
- Ready to Move Straight in
- Viewing Highly Recommended!

11 GLEBE STREET, HUCKNALL, NOTTINGHAM.

Modernised two-bedroom terrace is ideally located on the edge of Hucknall town centre and within walking distance of local amenities. An early viewing of this stylish home is highly recommended to avoid disappointment.

Front entrance door into:

LOUNGE/DINING ROOM

12'8" into the recess x 11'5" With double glazed window to the front, ceiling light point, power points, radiator and cupboards including the electric meters.



INNER HALL

With radiator and stairs to the first-floor landing and access to the family room.

FAMILY ROOM

12'7" into the recess x 11'10" With double glazed sliding patio doors to the rear, radiator, power points and ceiling light point. Access to the cellar and is open plan through to the kitchen.



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KITCHEN

10'9" x 6'4" A stylish modern high gloss kitchen comprising of a range of wall base and drawer units, stainless steel sink and drainer unit, tiled splash backs, integrated four ring electric hob with built in oven and illuminated canopy extractor above, space and plumbing for further appliances, recessed spotlights to the ceiling, power points and double glazed window to the side.



CELLAR

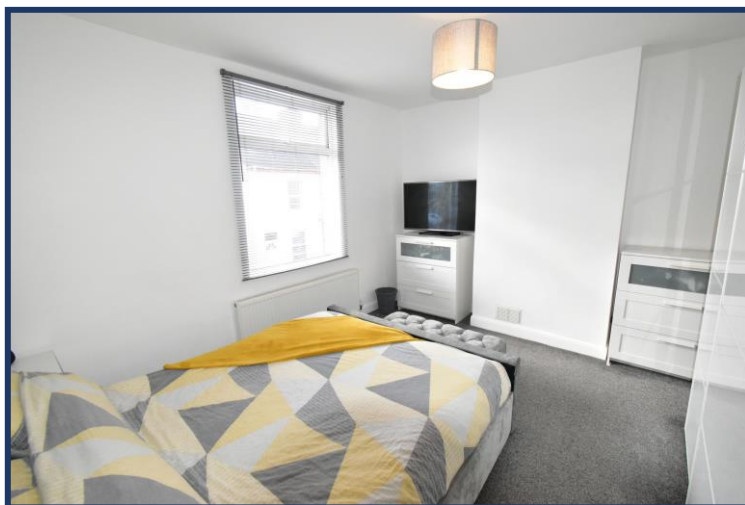
Useful additional storage with light and shelving comprising of two compartments. Compartment 1 – 11'5" x 6'3". Compartment 2 – 11'5" x 6'2".

LANDING

Access to the roof space and doors leading to:

BEDROOM ONE

12'7" into the recess x 11'4" With double glazed window to the front, radiator, power points, ceiling light point and open storage space over the stairwell.



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BEDROOM TWO

11'9" x 9'4" into the recess. With double glazed window to the rear, radiator, power points and ceiling light point.



BATHROOM

11' x 6'4" With double glazed opaque window to the rear, heated towel rail, cupboard concealing the boiler, contemporary white suite comprising of a pedestal wash hand basin, low level push button flush WC, panelled bath with shower over, shower cubicle with dual shower head. The room is completed with recess spotlights to the ceiling and contrasting splash back tiled walls.



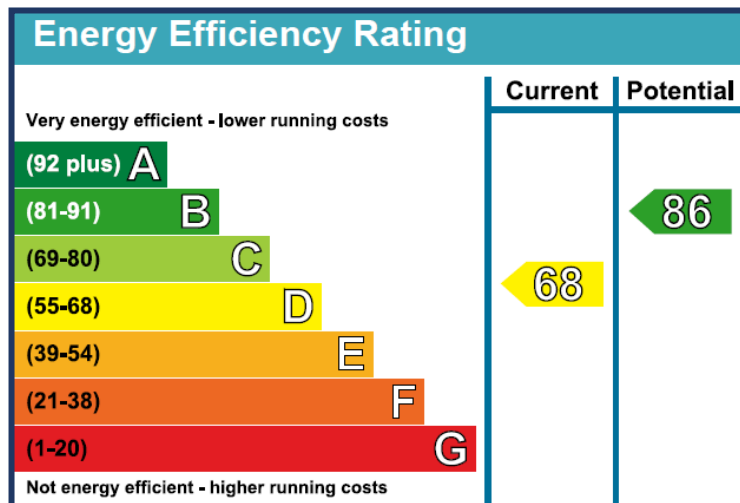
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OUTSIDE

To the front of the property there is on street unrestricted parking. To the rear there is a good size low maintenance garden with patio and lawn areas. There is storage and an outside toilet facility.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: The Hucknall National CofE Primary

Secondary School: The National CofE Academy

Stamp Duty on Asking Price: £300.00 (this may change if you are a first-time buyer or you already own another property).

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FLOOR PLAN



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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.