

7 high street
hucknall
nottingham
NG15 7HJ

need2view
property services
Sales & Lettings

tel: 0115 968 0809
fax: 0115 968 0877

www.need2view.co.uk
e-mail: mail@need2view.co.uk

**NO
CHAIN**

**66 BESTWOOD ROAD
HUCKNALL
NOTTINGHAMSHIRE
NG15 7PQ**



GUIDE PRICE £240,000 - £250,000

VIEWING

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

TENURE

Freehold

- Semi Detached Property
- Three Bedrooms
- Kitchen
- Dining Room
- Good Sized Garden
- Garage And Driveway
- Close To Local Amenities

66 BESTWOOD ROAD, HUCKNALL, NOTTINGHAMSHIRE

This beautifully presented three bedroom, semi detached property is located on a quiet street close to local amenities.

Offering a good sized kitchen, spacious lounge, a dining room and conservatory to the ground floor, three bedrooms and the family bathroom to the first floor, a large rear garden and a driveway and garage to the front for off road parking.

HALLWAY

With stairs to the first floor landing, access to the living room and a ceiling light point.

LIVING ROOM

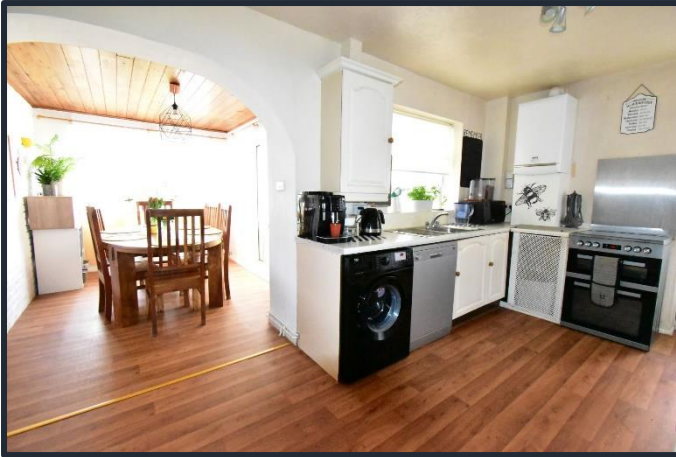
14'6" x 16'6" With a window to the front, radiator, power and ceiling light points.



66 BESTWOOD ROAD, HUCKNALL, NOTTINGHAMSHIRE

KITCHEN

16'9" x 8'6" Fitted with a range of wall and base units in a white finish with coordinating work surfaces, stainless steel sink with mixer tap, space and plumbing for oven, space and plumbing for washing machine, window to the rear, door to the side, archway into dining room, power and ceiling light points.



DINING ROOM

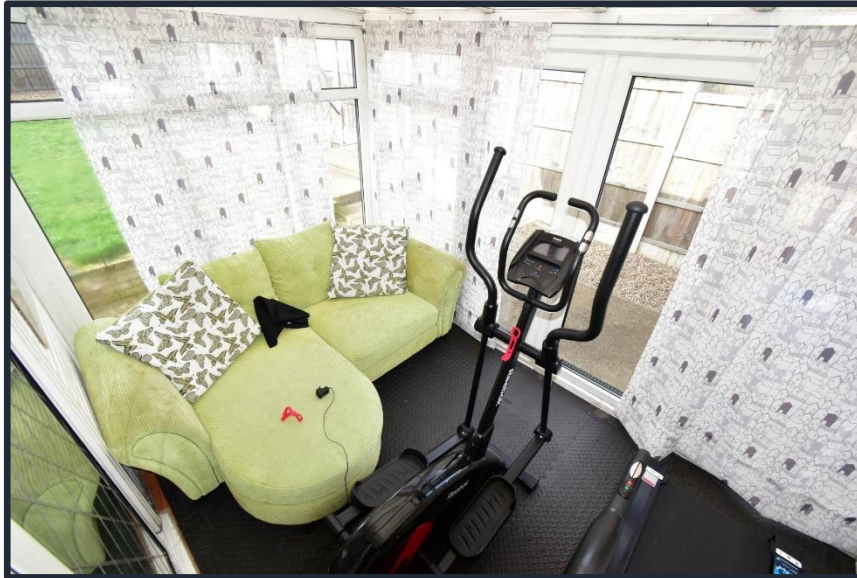
10'3" x 8'2" A good sized room off the kitchen with sliding doors to the conservatory, radiator, power and ceiling light points.



66 BESTWOOD ROAD, HUCKNALL, NOTTINGHAMSHIRE

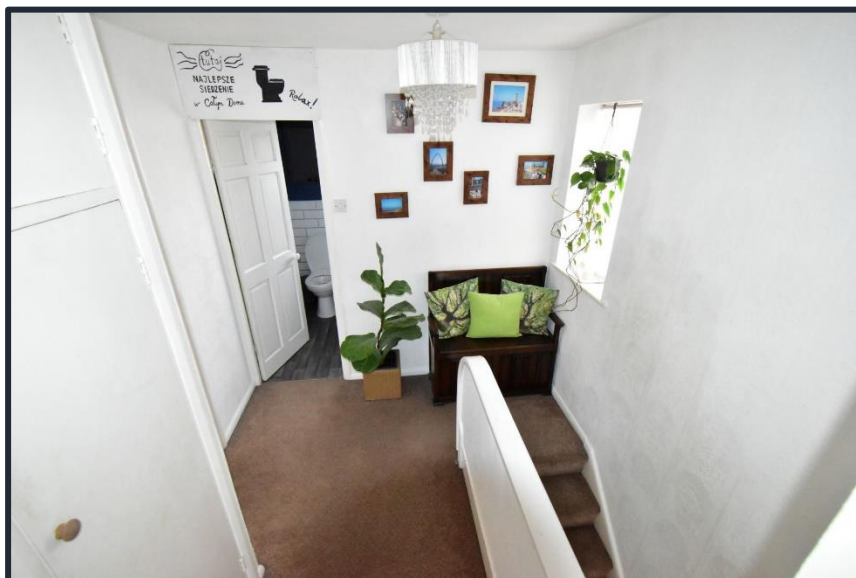
CONSERVATORY

7'6" X 11'9" Full length glass windows, door to the garden.



LANDING

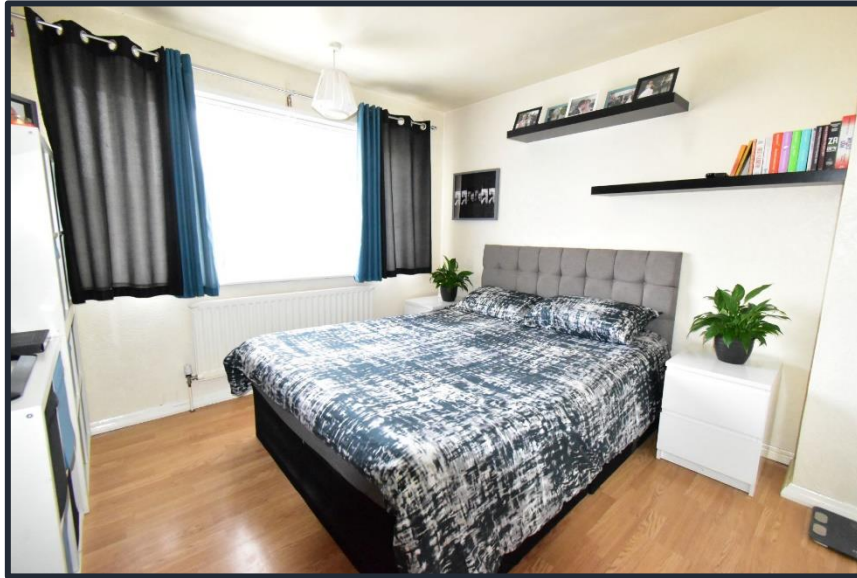
With access to all the bedrooms and family bathroom, power and ceiling light points.



66 BESTWOOD ROAD, HUCKNALL, NOTTINGHAMSHIRE

BEDROOM ONE

10'6" x 10'6" With window to the front, radiator, power and ceiling light points.



BEDROOM TWO

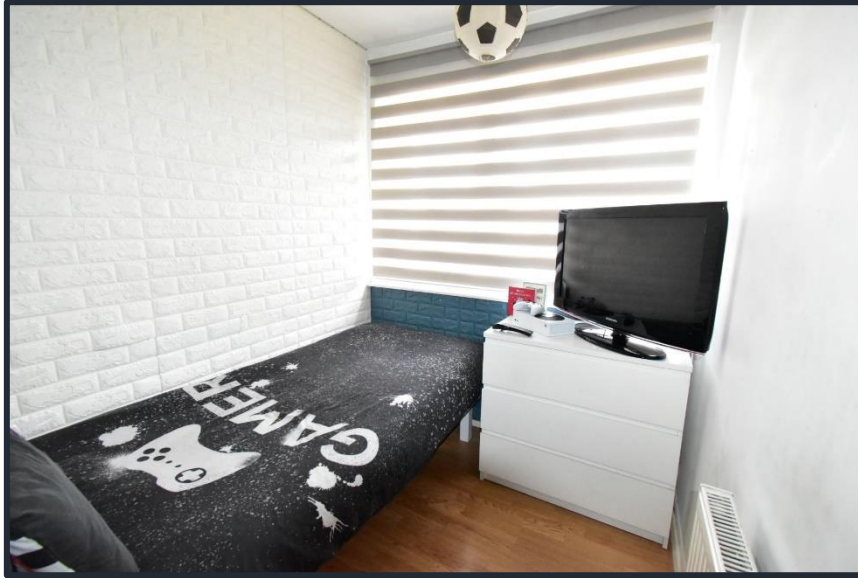
10'6" x 9" With window to the rear, radiator, power and ceiling light points.



66 BESTWOOD ROAD, HUCKNALL, NOTTINGHAMSHIRE

BEDROOM THREE

6'6" x 6'9" With window to the front, radiator, power and ceiling light points.



BATHROOM

8'5" x 7'5" With window to the rear, bath with shower over, W.C., wash hand basin, part tiled walls, radiator and ceiling light point.



66 BESTWOOD ROAD, HUCKNALL, NOTTINGHAMSHIRE

GARDEN

To the rear of the property there is a good sized garden including a section laid to lawn, fully enclosed with fences.



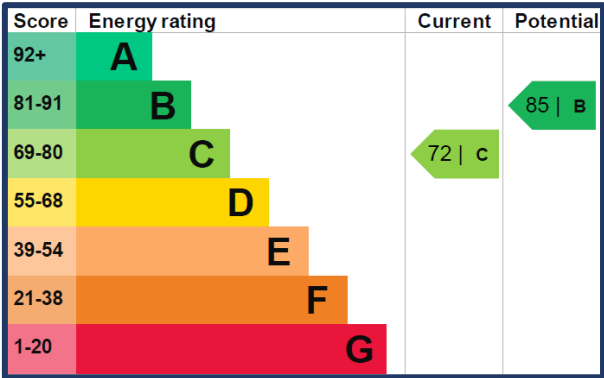
GARAGE

There is a single garage to the front of the property with lighting.



66 BESTWOOD ROAD, HUCKNALL, NOTTINGHAMSHIRE

EPC GRAPH



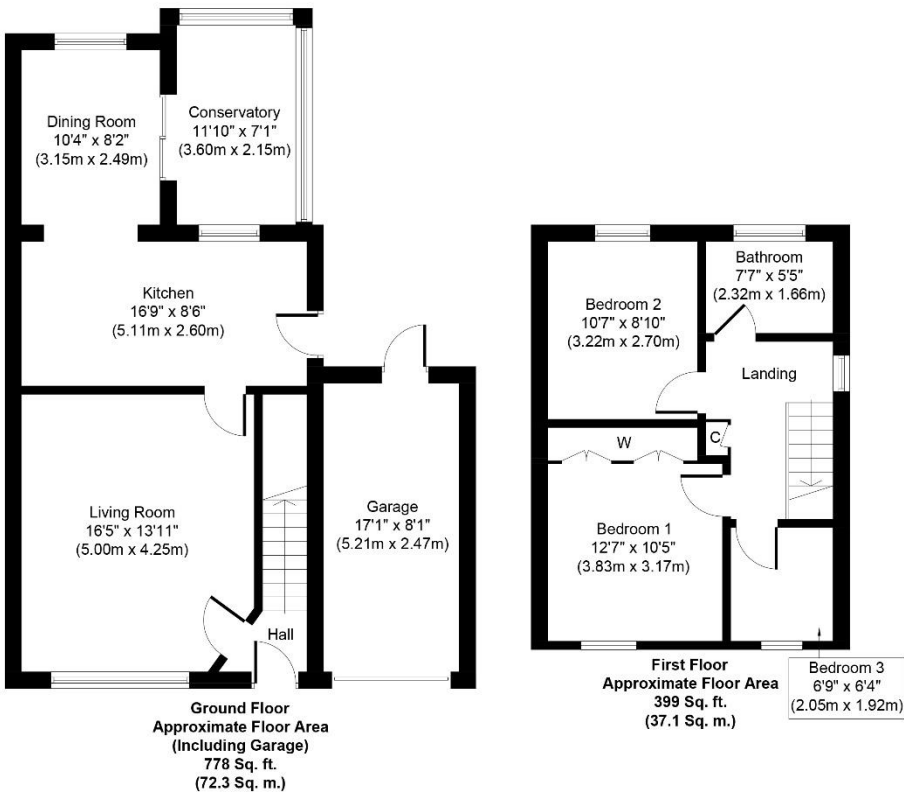
ADDITIONAL INFORMATION

Local Council – Ashfield District Council
Council Tax Band – B

Primary School – Butlers Hill Primary and Nursery School
Secondary School – Holgate Academy

Stamp Duty on Asking Price: £2300 – £2500 (Additional costs may apply if being purchased as a second property)

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com

66 BESTWOOD ROAD, 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.