

**9 VEDONIS PARK**

**HUCKNALL**

**NOTTINGHAM**

**NG15 6EW**



**OFFERS OVER £270,000**

**VIEWING**

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

**TENURE**

Freehold

- Detached Property
- Three Double Bedrooms
- Conservatory
- Driveway & Garage
- Ground Floor W.C & En-suite
- Set within a Modern & Popular Location
- South Facing Rear Garden
- Viewing Highly Recommended!

## **9 VEDONIS PARK, HUCKNALL, NOTTINGHAM.**

**Detached property with three double bedrooms, conservatory, ground floor W.C, en-suite, driveway & garage. Set within a modern & popular location and benefits from a south facing rear garden.**

Entrance door into:

### **HALLWAY**

With radiator, power points and ceiling light point.

### **LOUNGE**

**11'3" max x 19'** With two thermostatically controlled radiators, ceiling coving, power points, TV aerial point, two ceiling light points, UPVC double glazed window and patio doors into conservatory.



### **CONSERVATORY**

**8'9" x 16'** With air conditioning/ heater unit, power points, tiled floor and doors opening onto the rear garden.





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**GROUND FLOOR W.C**

With wash hand basin, closed coupled W.C, chrome towel rail radiator, ceiling light point and tiled floor.



**KITCHEN**

**6'6" x 13'3'** With a range of wall and base units with roll top works surfaces, five ring range style oven, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge freezer, thermostatically controlled radiator, tiled floor, power points, ceiling spot lights and UPVC double glazed window to the front.



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### LANDING

With ceiling coving, power points, ceiling light point and access to roof space.

### BEDROOM ONE

**9'6" x 12'6" max including fitted wardrobe** With thermostatically controlled radiator, power points, ceiling light point and UPVC double glazed window to the front.



### ENSUITE

With part wall tiling, floor tiling, UPVC double glazed window to the front, closed coupled W.C, pedestal wash hand basin, glazed shower cubicle, chrome towel rail radiator and ceiling light point.



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**BEDROOM TWO**

10'6" x 10'4" With thermostatically controlled radiator, UPVC double glazed window to the rear, ceiling coving, power points and ceiling light point.



**BEDROOM THREE**

8'6" x 11'6" With thermostatically controlled radiator, UPVC double glazed window to the rear, ceiling coving, power points and ceiling light point.

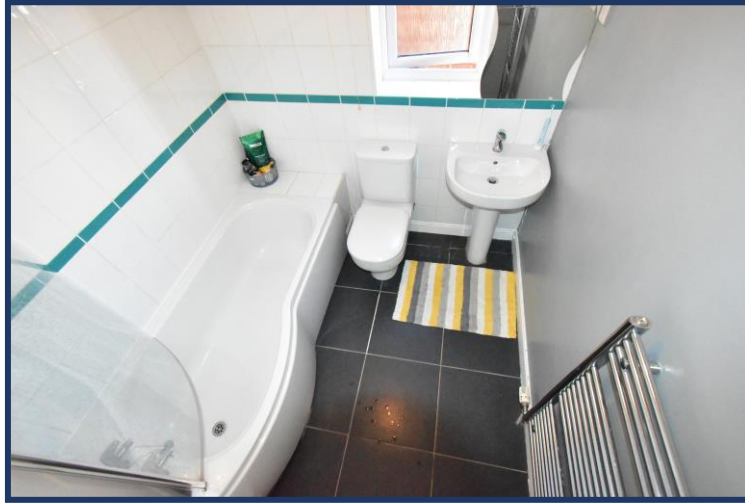




## **9 VEDONIS PARK, HUCKNALL, NOTTINGHAM.**

### **BATHROOM**

With part wall tiling, floor tiling, UPVC double glazed window to the side, closed coupled W.C, pedestal wash hand basin, sculptured bath, shower screen, electric shower over, chrome towel rail radiator and ceiling light point.



### **OUTSIDE**

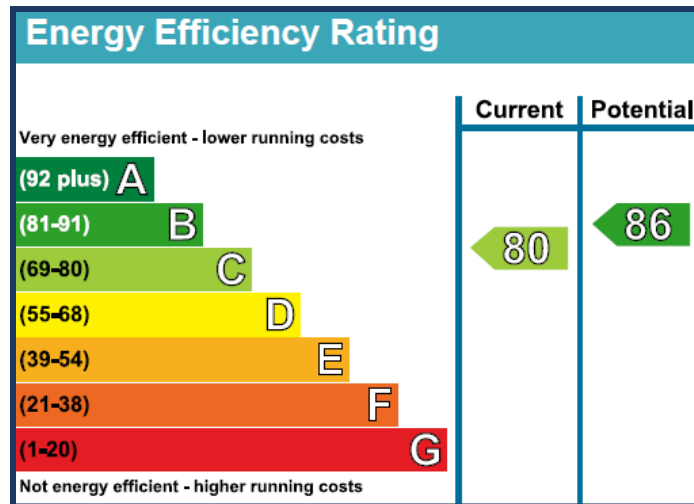
To the front, there is a blocked paved driveway with parking for numerous vehicles. There is an outside tap and the driveway leads to the integral garage. The garage has up and over door with ceiling light point and power point.

The rear garden is enclosed and is south facing, with a patio area, decked area, lawn area and hard standing for shed. There are also solar panels, but more information can be provided upon request.



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**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: C**

**Local Authority: Ashfield District Council**

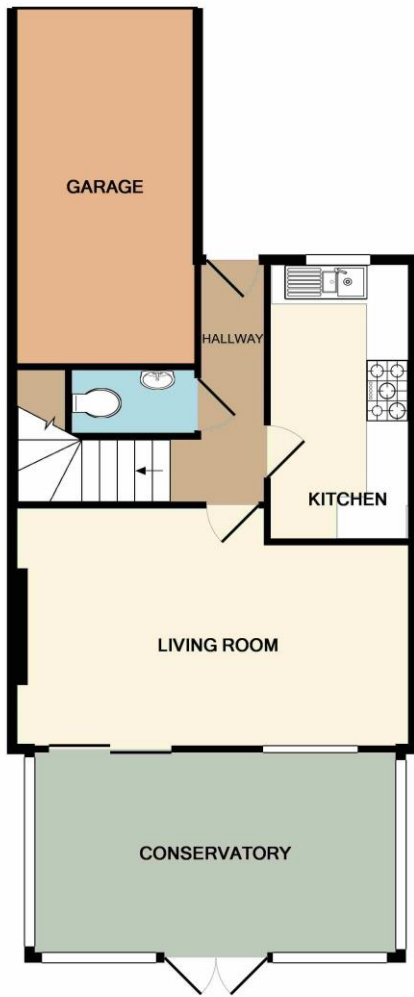
**Primary School – Holgate Primary & Nursery School**

**Secondary School – The Holgate Academy**

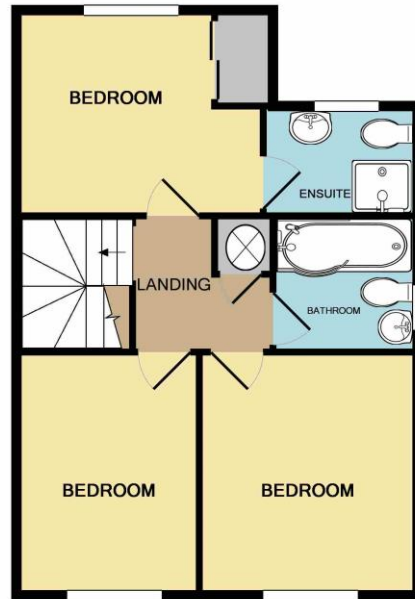
**Stamp Duty on Asking Price: £3,500.00** (Costs will vary if you are a first time buyer or if being purchased as a second property)

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**FLOOR PLAN**



GROUND FLOOR  
APPROX. FLOOR  
AREA 65.9 SQ.M.  
(710 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.7 SQ.M.  
(492 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.6 SQ.M. (1202 SQ.FT.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.