

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

31 COVERT CLOSE

HUCKNALL

NOTTINGHAM

NG15 7RH



£795.00 PCM EXCLUSIVE

VIEWING

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

TENURE

Freehold

- Semi-Detached Property
- Two Bedrooms
- Driveway & Garage
- Double Glazed & Gas Central Heating
- Front Garden & Enclosed Rear Garden
- Viewing Highly Recommended!

31 COVERT CLOSE, HUCKNALL, NOTTINGHAM

This superb two bed semi-detached property with front and rear garden, benefiting from a lengthy driveway and garage.

Front entrance door into:

HALLWAY

With ceiling light point, radiator and stairs to first floor landing.

LOUNGE DINER

12'6" x 14' With double glazed patio doors to the rear, radiator, power points, TV aerial point, ceiling light point and ceiling coving.



KITCHEN

9' x 8'6" With double glazed bow window to the front, space for the fridge, space for the freezer, four ring gas hob, integrated oven, extractor, radiator, single drainer stainless steel sink with chrome mixer taps, power points and ceiling light points.



31 COVERT CLOSE, HUCKNALL, NOTTINGHAM

LANDING

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

BEDROOM ONE

9'3" x 13' With double glazed window to the front, fitted wardrobes, power points, ceiling light point and radiator.



BEDROOM TWO

9'6" x 6'3" With double glazed window to the rear, power points, ceiling light point and radiator.



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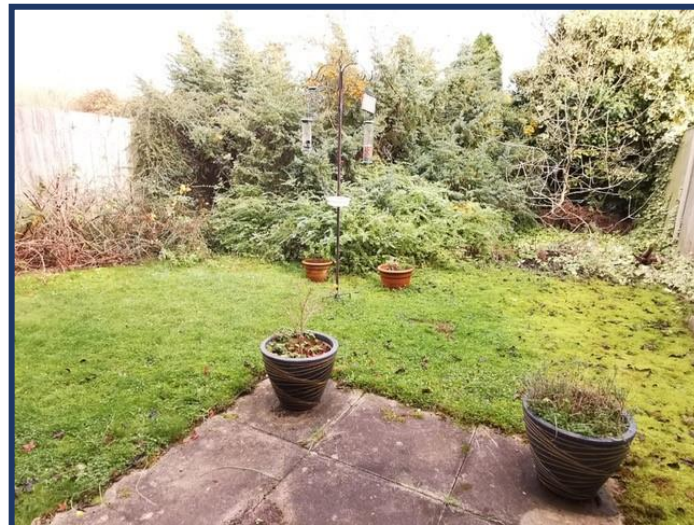
BATHROOM

With double glazed opaque window to the rear, three piece white suite comprising panelled bath with shower over, pedestal wash hand basin, closed coupled W.C, shower screen, towel rail radiator, part tiling and ceiling light point.



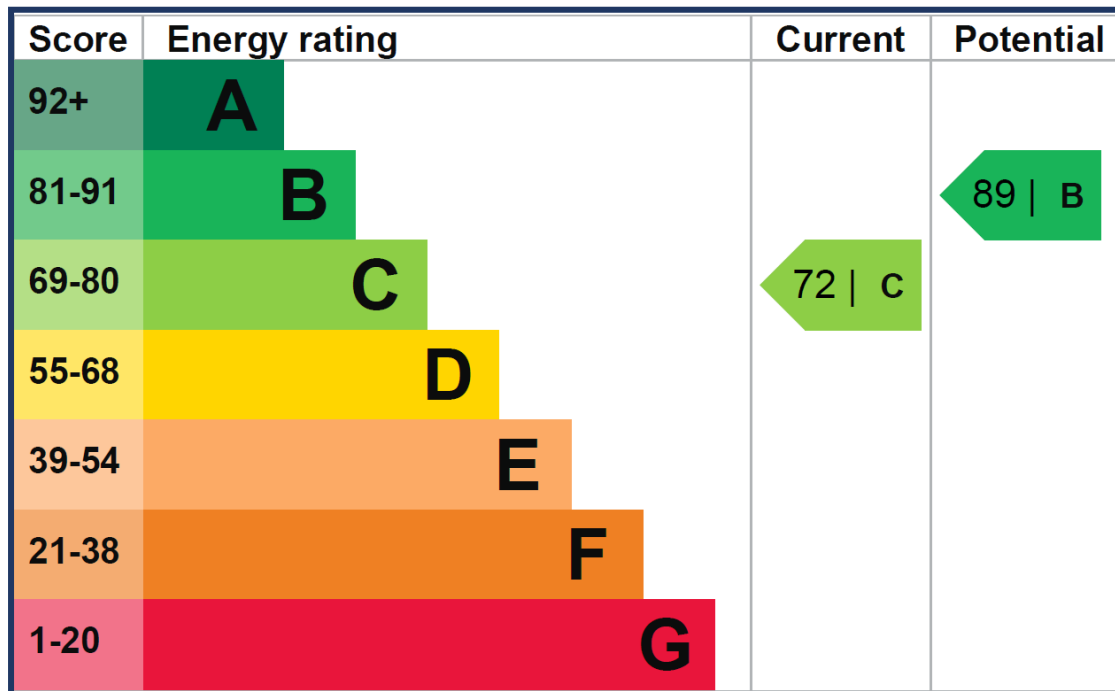
OUTSIDE

Enclosed rear garden laid to lawn with shrubs and patio area.



31 COVERT CLOSE, HUCKNALL, NOTTINGHAM

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Butler's Hill Infant and Nursery School

Secondary School: Hucknall National Church of England Primary School

DIRECTIONS

From our Hucknall Office turn right onto the High Street and continue forward and go straight on over the mini island, then left into Hankin Street. Take the first left into Goodall Crescent, then left into The Copse, then immediate right into Covert Close, where the property can be easily identified by our 'To Let' sign.

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FLOOR PLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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31 COVERT CLOSE, HUCKNALL, 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.