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hucknall  
nottingham  
NG15 7HJ

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Sales & Lettings

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65 SHORTWOOD AVENUE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6DE

**NO  
CHAIN**



**£175,000**

**VIEWING**

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

**TENURE**

Freehold

- Semi Detached Bungalow
- Two Double Bedrooms
- Family Bathroom
- Good Sized Gardens
- Garage and Driveway
- Close To Local Amenities

**65 SHORTWOOD AVENUE, HUCKNALL, NOTTINGHAMSHIRE**

**Don't miss this fantastic opportunity to acquire and renovate a spacious, semi-detached bungalow with two double bedrooms. This property is located on a quiet street close to local amenities and benefits from ample off-street parking provided by the lengthy driveway and detached garage.**

Entrance door into:

**PORCH**

With UPVC double glazed window to the front, ceiling light point and power points.

Archway into:

**LOUNGE**

**14' max x 12'** UPVC double glazed bay window to the front, feature fireplace with exposed brickwork, thermostatically controlled double radiator, ceiling light point, wall light points and numerous power points.



Door into:

**HALLWAY**

With ceiling light point, power points and access into the kitchen, bathroom and both bedrooms.

**65 SHORTWOOD AVENUE, HUCKNALL, NOTTINGHAMSHIRE**

**BREAKFAST KITCHEN**

**13' x 9'** Fitted with base units, work surfaces and coordinating splashbacks, sink with mixer taps, space and plumbing for appliances, UPVC double glazed window to the front, wall tiling, thermostatically controlled radiator, ceiling light point and numerous power points.



**BEDROOM ONE**

**12'6" x 11'1"** Double room with UPVC double glazed window to the rear, fitted wardrobes and storage, thermostatically radiator, ceiling light point and power points.





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**BEDROOM TWO**

**10'6" x 9'6"** Double room with UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



**BATHROOM**

With UPVC double glazed opaque window to the side, W.C, wash hand basin and bath with shower over, wall tiling and ceiling light point.



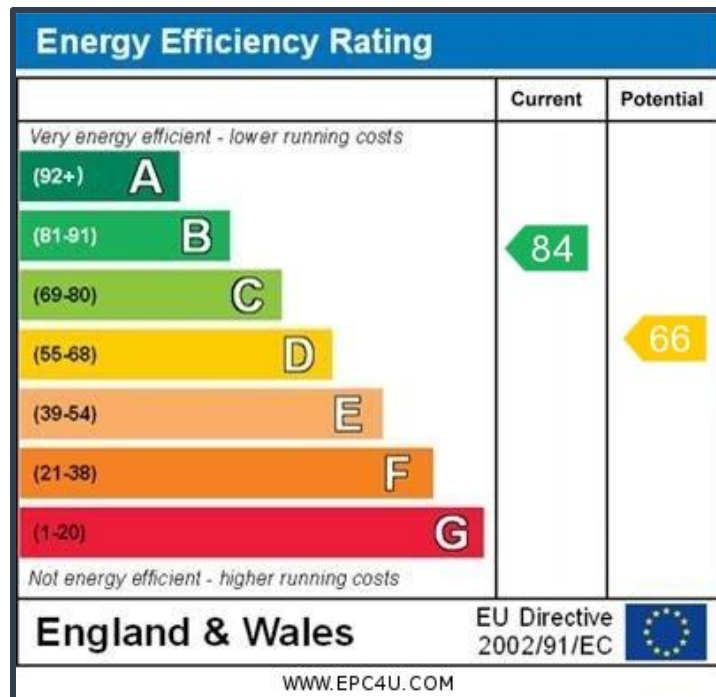
**65 SHORTWOOD AVENUE, HUCKNALL, NOTTINGHAMSHIRE**

**OUTSIDE**

This property benefits from a gated driveway to the side leading to a detached garage. Two attractive, good-sized gardens are located to the front and rear of the property having a mixture of shrubbery; the rear is enclosed by fencing.



EPC



ADDITIONAL INFORMATION

**Local Council** – Ashfield District Council

**Council Tax Band** – B

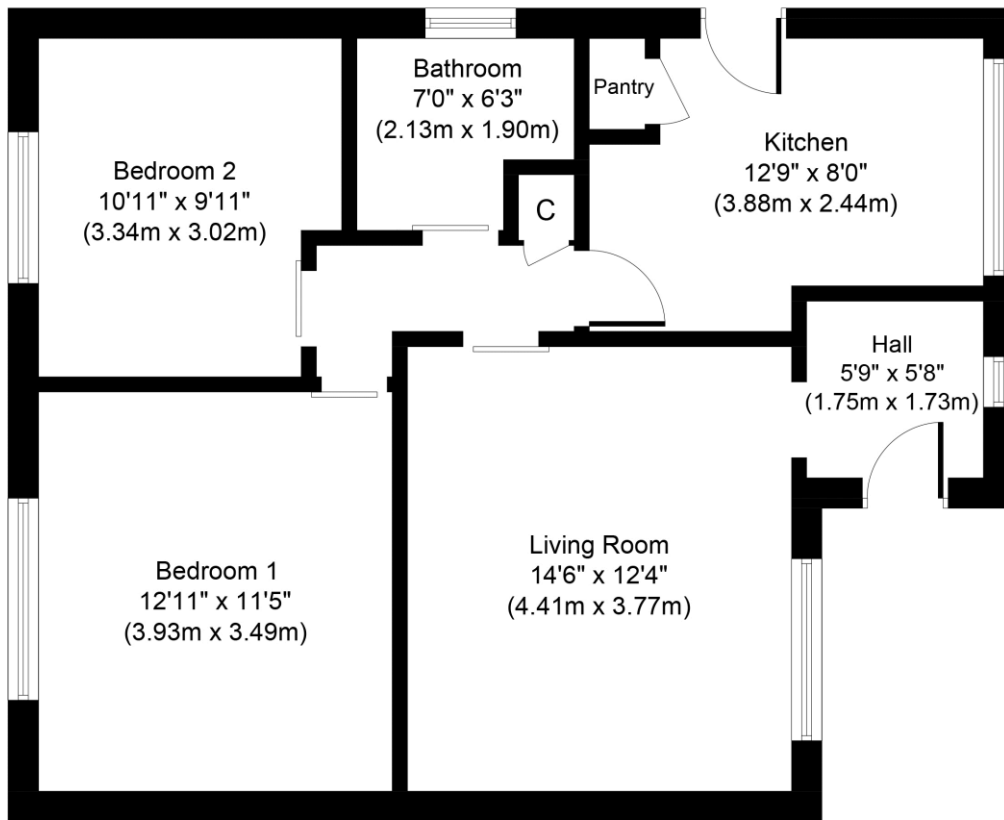
**Primary School** – Broomhill Junior School/Butlers Hill Infant and Nursery School

**Secondary School** – The National School

**Stamp Duty on Asking Price:** N/A (Additional costs may apply if being purchased as a second property)

**65 SHORTWOOD AVENUE, HUCKNALL, NOTTINGHAMSHIRE**

**FLOOR PLAN**



**Approximate Floor Area**  
**687 Sq. ft.**  
**(63.8 Sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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## **65 SHORTWOOD AVENUE, 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.