

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**

**34 HANKIN STREET
HUCKNALL
NOTTINGHAMSHIRE
NG15 7RR**



GUIDE PRICE £165,000 - £175,000

VIEWING

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

TENURE

Freehold

- Semi Detached Property
- Two Bedrooms
- Spacious Kitchen
- Family Bathroom
- Good Sized Garden
- Close To Local Amenities
- Viewing Highly Recommended

34 HANKIN STREET, HUCKNALL, NOTTINGHAMSHIRE

This beautifully presented two bedroom, semi detached property is located in a popular area of Nottingham, close to local amenities and excellent transport links to Nottingham City Centre.

The property offers a spacious living room, kitchen and utility room to the ground floor, whilst the first floor has two double bedrooms and the family bathroom with a separate W.C.. To the rear of the property there is a spacious yet easy to maintain garden.

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, understairs storage, thermostatically controlled radiator, power and ceiling light points.



LOUNGE

14'1" x 11" A spacious family room with UPVC double glazed window to the rear, feature fireplace with marble surround, thermostatically controlled radiator, power and ceiling light points.



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KITCHEN/DINER

9'6" x 11" Fitted with a range of wall and base units in a grey matte finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, space and plumbing for a dishwasher, space and fittings for an oven, single drainer sink with taps, UPVC double glazed window to the front, thermostatically controlled radiator, power and ceiling light points.

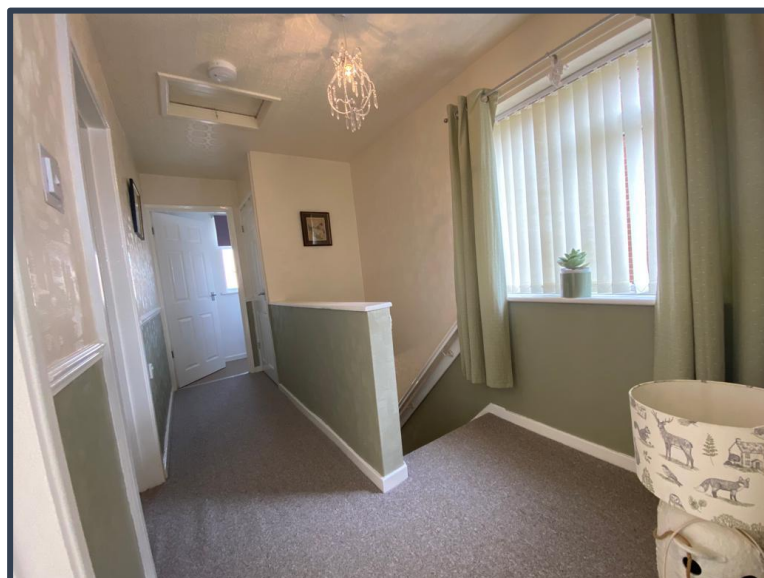


UTILITY ROOM

10'4" x 11'01" With UPVC double glazed window to the side, Baxi combination boiler, UPVC double glazed door to the side, thermostatically controlled radiator, power and ceiling light points.

FIRST FLOOR LANDING

With access to both bedrooms and the family bathroom, the W.C. and roof space, UPVC double glazed windows to the side, power and ceiling light points.



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BEDROOM ONE

12'6" x 11'1" With UPVC double glazed window to the front, thermostatically controlled radiator, power and ceiling light points.



BEDROOM TWO

10'6" x 11'1" With UPVC double glazed window to the rear, thermostatically controlled radiator, power and ceiling light points.



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BATHROOM

White suite comprising of a wash hand basin and a bath with shower over, part tiled walls, UPVC double glazed opaque window and ceiling light point.



W.C.

UPVC double glazed opaque window to the front, W.C., thermostatically controlled radiator and ceiling light point.



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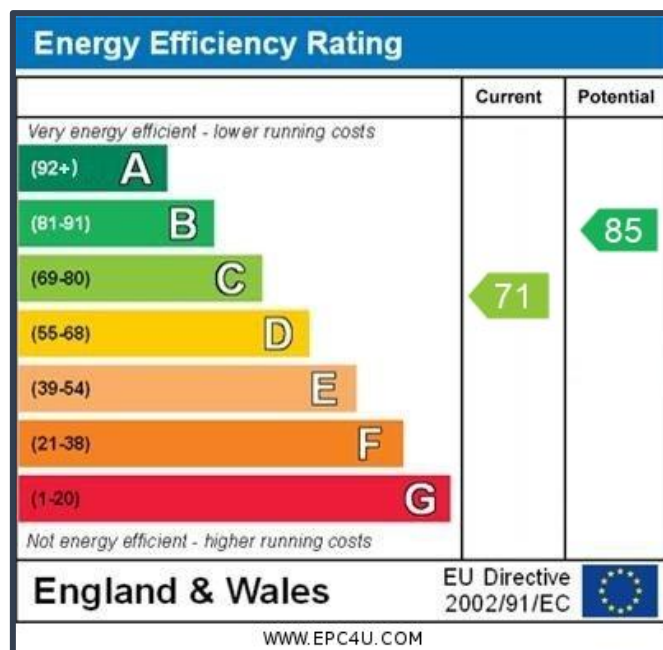
OUTSIDE

To the rear of the property is an easy to maintain garden which is part paved and has a section laid to lawn.



34 HANKIN STREET, HUCKNALL, NOTTINGHAMSHIRE

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

Primary School – Butlers Hills Infant and Nursery School/Broomhill Junior School

Secondary School – Holgate Academy

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

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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 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.