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NG15 7HJ

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Sales & Lettings

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83 BAR LANE
BASFORD
NOTTINGHAMSHIRE
NG6 0HT



£318,000

VIEWING

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

TENURE

Freehold

- Detached Property
- Four Bedrooms
- Dining Kitchen
- Family Bathroom
- Good Sized Garden
- Driveway For Off Street Parking
- Viewing Highly Recommended

83 BAR LANE, BASFORD, NOTTINGHAMSHIRE

Need2View bring to market this well presented, four bedroom, detached property located in a popular area of Nottinghamshire.

The property offers a spacious living room, dining kitchen, family bathroom and utility room to the ground floor, whilst the first floor has three good sized bedrooms and a W.C.. To the rear of the property there is a good sized, easy to maintain garden with large wooden outbuildings and to the front there is a large driveway with ample parking for multiple vehicles.

Entrance door into:

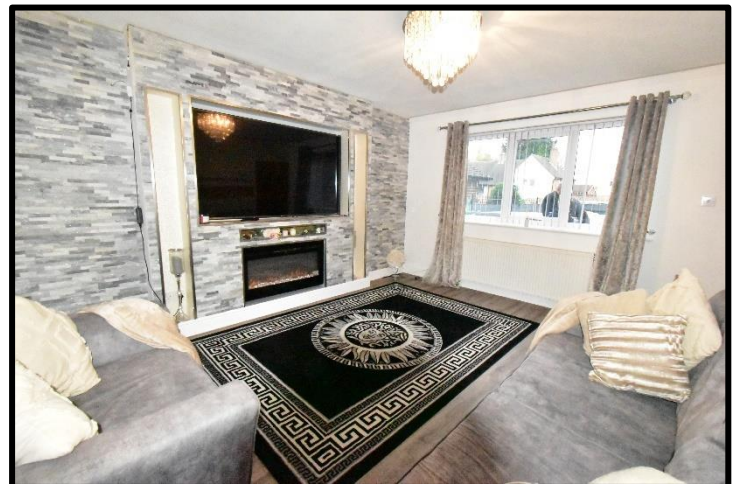
HALLWAY

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



LOUNGE

15'1" x 12" A spacious family room with UPVC double glazed window to the front, feature fireplace and feature wall, radiator, power and ceiling light points.



83 BAR LANE, BASFORD, NOTTINGHAMSHIRE

KITCHEN/DINER

15" x 11'3" Fitted with a range of wall and base units in a white/cream finish with coordinating roll top work surfaces, space and plumbing for a dishwasher, integrated oven, four ring hob, extractor fan, one and a half bowl sink with mixer tap, built in storage cupboard, UPVC double glazed window to the rear, radiator, power and ceiling light points.

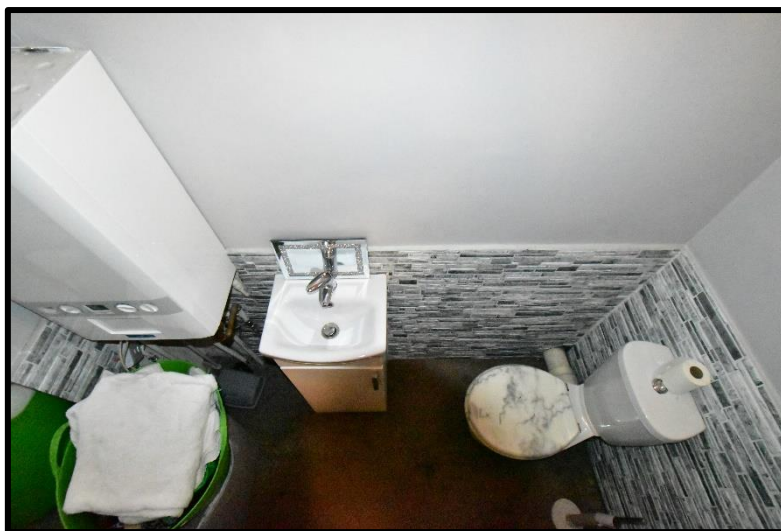


UTILITY ROOM

8" x 5'2" Fitted with a range of wall and base units to match the kitchen, space and plumbing for a washing machine, space and plumbing for a fridge freezer, space for a tumble dryer, UPVC double glazed window to the rear, door to the rear, power and ceiling light points.

DOWNSTAIRS WC

White suite comprising of a wash hand basin with under storage cupboard and W.C.



83 BAR LANE, BASFORD, NOTTINGHAMSHIRE

FIRST FLOOR LANDING

With access to all the bedrooms and the W.C., UPVC double glazed window to the side, radiator, power and ceiling light points.

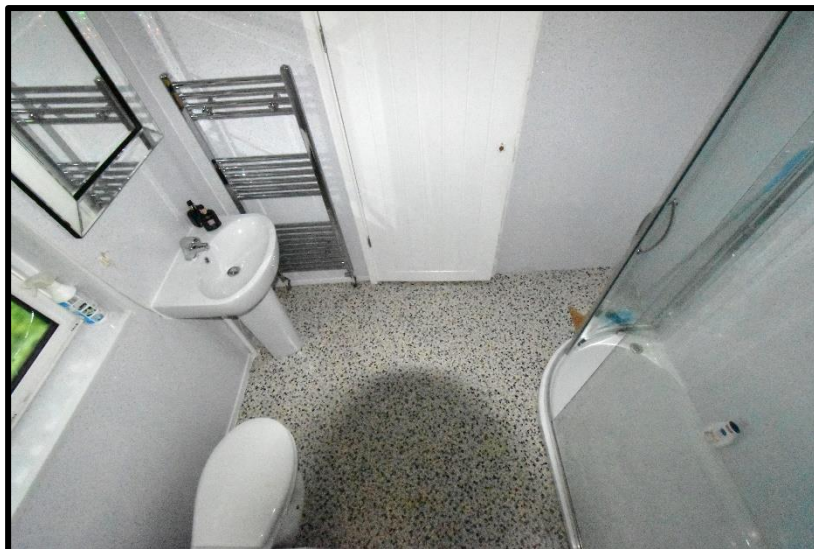
MASTER BEDROOM

15'1" x 12" With UPVC double glazed window to the front, radiator, power and ceiling light points.



ENSUITE

White suite comprising of a wash hand basin, W.C. and shower cubicle with pattern vinyl flooring, radiator, frosted UPVC window and ceiling light point.



83 BAR LANE, BASFORD, NOTTINGHAMSHIRE

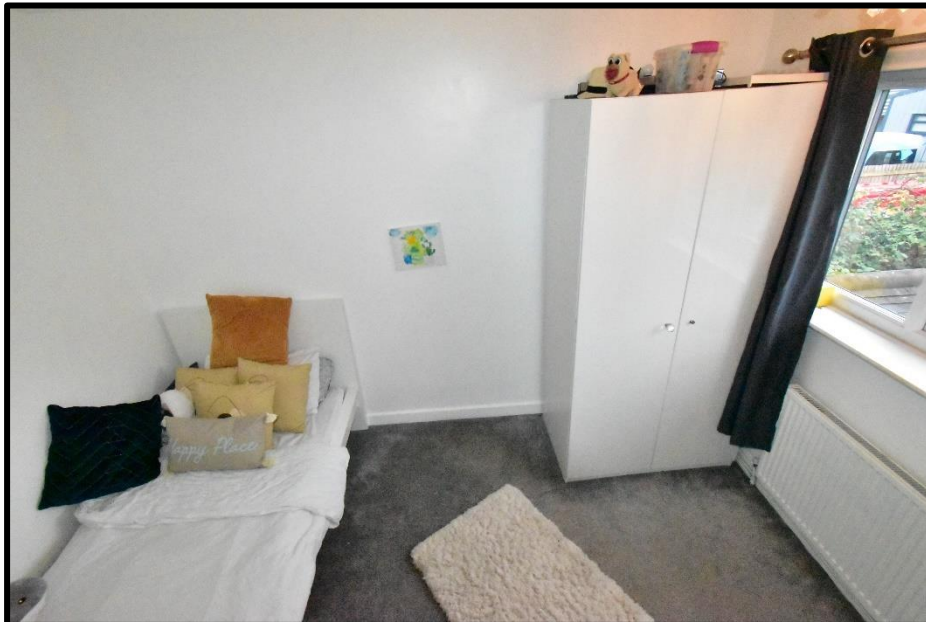
BEDROOM TWO

15" x 9'7" With UPVC double glazed window to the front, radiator, power and ceiling light points.



BEDROOM THREE

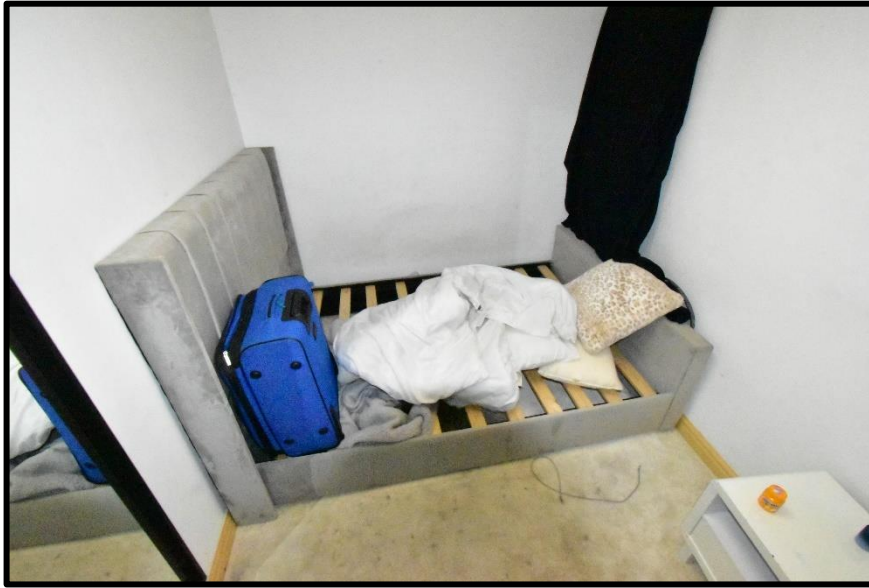
11'3" x 8'3" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



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BEDROOM FOUR

With UPVC double glazed window to the rear, radiator, power and ceiling light points.



BATHROOM

9'6" x 7'9" White suite comprising of a wash hand basin, W.C., bath and shower cubicle, fully tiled walls, UPVC double glazed opaque window to the side, radiator and ceiling light point.



83 BAR LANE, BASFORD, NOTTINGHAMSHIRE

OUTSIDE

To the rear of the property there is a well maintained garden with a small patio right outside the doors, a brick paved path leading to another patio at the bottom of the garden, bricked plant borders, a raised brick pond and a large grass area.



EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

83 BAR LANE, BASFORD, NOTTINGHAMSHIRE

ADDITIONAL INFORMATION

Local Council – Nottingham City Council

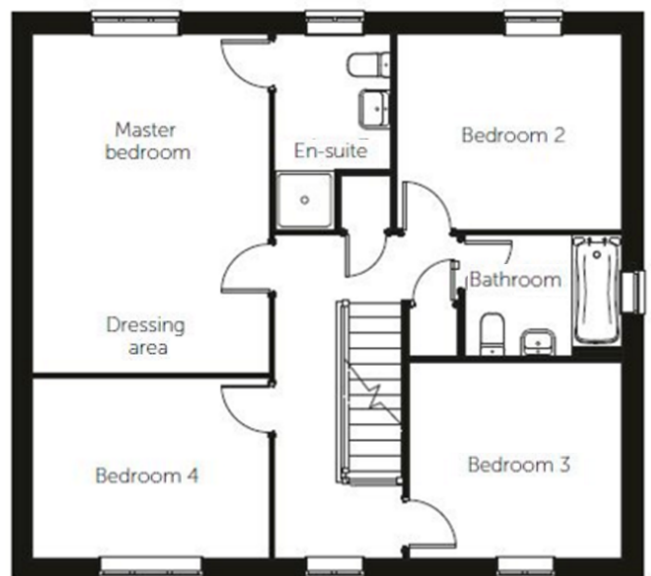
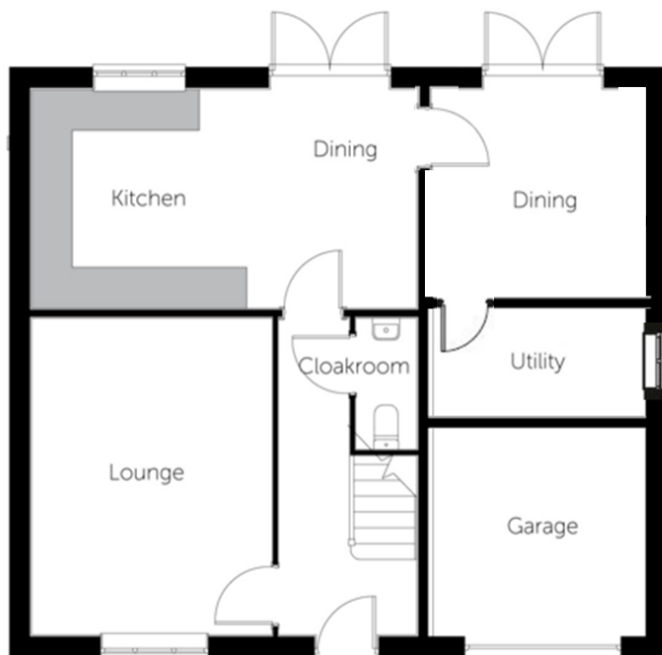
Council Tax Band – C

Primary School – Old Basford School, Southwark Primary School

Secondary School – Ellis Guilford, Whitemoor Academy

Stamp Duty on Asking Price: £2,250 (Additional costs may apply if being purchased as a second property)

FLOOR PLAN



83 BAR LANE, BASFORD, 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.