

**632 MOOR ROAD
BESTWOOD VILLAGE
NOTTINGHAMSHIRE
NG6 8TE**



£290,000

VIEWING

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

TENURE

Freehold

- Semi Detached Property
- Three Bedrooms
- Recently Refurbished Modern Kitchen
- Two Reception Rooms
- Good Sized Garden
- Garage For Off Street Parking
- Viewing Highly Recommended

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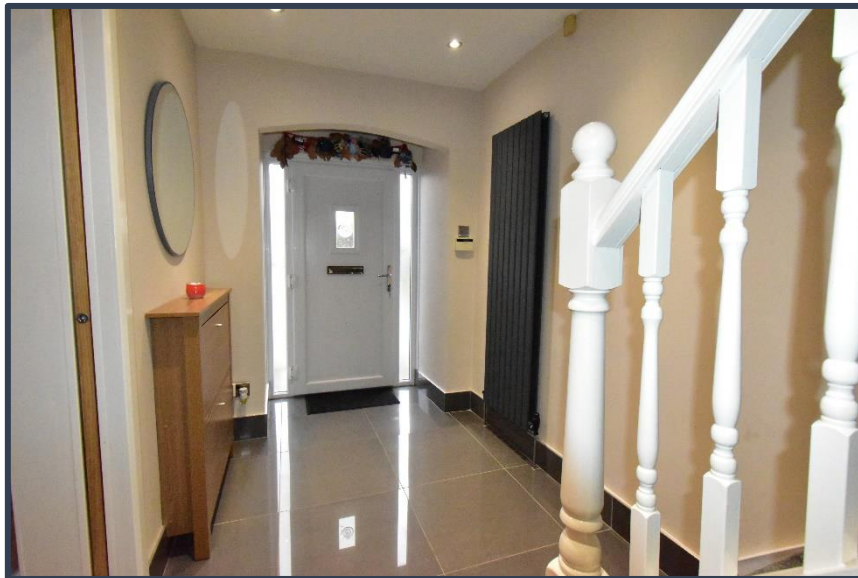
Need2View are delighted to bring to market this beautifully presented, three bedroom, semi detached property located in a popular are of Nottinghamshire.

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

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, under floor heating, radiator and ceiling spotlights.



LOUNGE

13'2" x 11'3" With UPVC double glazed window to the front, electric feature fireplace, radiator, power and ceiling light points.



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KITCHEN/DINER

18'7" x 10'1" Fitted with a range of wall and base units in a grey, high gloss finish with coordinating quartz work surfaces, space and plumbing for a washing machine, space and plumbing for an American style fridge freezer, integrated microwave, integrated dishwasher, integrated electric double oven, five ring gas hob, extractor fan, sink with mixer tap, all appliances are "A" rated and the kitchen was fully refurbished in March 2024, access to the dining room, underfloor heating, UPVC double glazed window to the rear, UPVC door to the side, radiator, power points and ceiling spotlights.



DINING ROOM

19'1" x 8'3" A good sized room off the kitchen with UPVC double glazed window to the side, UPVC double glazed patio doors to the rear, electric feature fireplace, radiator, power points and ceiling spotlights.



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GROUND FLOOR W.C.

With W.C., wash hand basin built into vanity unit, fully tiled walls and ceiling light points.



FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, loft access (with pull down ladder, fully boarded, good headroom) and ceiling light point.

BEDROOM ONE

15'5" x 11'1" With UPVC double glazed window to the front, radiator, power points and ceiling spotlights.



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BEDROOM TWO

11'3" x 9'9" With UPVC double glazed window to the rear, radiator, power points and ceiling spotlights.



BEDROOM THREE

7'9" x 6'5" With UPVC double glazed window to the front, radiator, power and ceiling spotlights.



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BATHROOM

White three piece suite comprising of a wash hand basin built into vanity, W.C. and bath with shower over, part tiled walls, UPVC double glazed window to the rear, chrome towel radiator and ceiling light point.



OUTSIDE

To the rear of the property there is a good sized, easy to maintain garden with a patio area and a section laid to lawn, all enclosed with fences. To the front of the property there is a large driveway with ample parking for multiple vehicles.



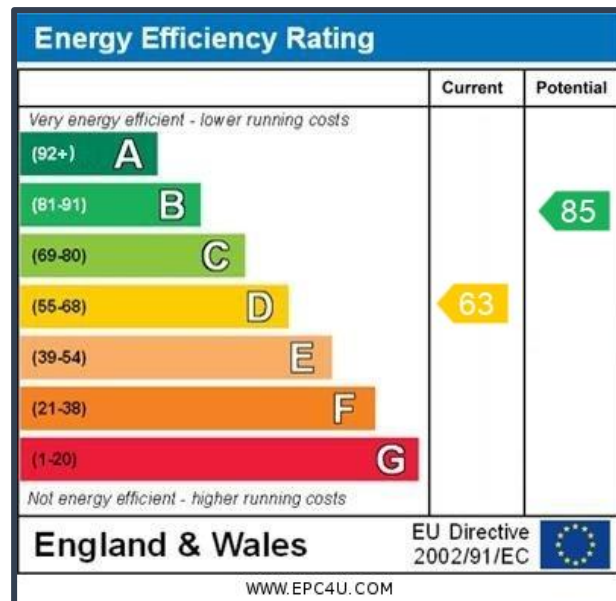
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GARAGE

To the side of the property there is a converted garage which has been plastered and fully insulated, with power points and ceiling spotlights.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – B

Primary School – Hawthorne Primary and Nursery School

Secondary School – Top Valley Academy

Stamp Duty on Asking Price: £2,500 (Additional costs may apply if being purchased as a second property)

FLOOR PLAN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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.