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nottingham  
NG15 7HJ

**need2view**  
property services  
Sales & Lettings

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**NO  
CHAIN**

**6 METCALFE CLOSE  
SOUTHWELL  
NOTTINGHAMSHIRE  
NG25 0JE**



**OFFERS IN THE REGION OF £370,000**

**VIEWING**

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

**TENURE**

Freehold

- Link Detached Bungalow
- Two Bedrooms
- 1.5 Bathrooms
- Over 55's Development
- Easy To Maintain Garden
- Garage and Driveway For Off Street Parking
- High Quality Renovation and Refurbishment

## 6 METCALFE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE

Need2View are bringing to market this beautifully presented, two bedroom, link detached bungalow, located in a highly sought after over 55's development in Southwell.

The property offers a spacious living room, modern dining kitchen, two good sized double bedrooms, a W.C. and a family bathroom all conveniently located on one level. To the rear of the property there is a low maintenance garden with a lawn and a new patio area and to the front there is a garage and driveway providing off street parking. The bungalow has just undergone a full, high-quality refurbishment to include a new kitchen, bathroom, W.C., central heating system, new UPVC windows and doors to include a new composite front door with decorative glass, new internal solid wood doors, new floor tiling and wool carpets, a new rear patio and front path.

Entrance door into:

### HALLWAY

With access to the W.C and living room, radiator, power and ceiling light points.



### LOUNGE

19" x 12'6" A spacious family room with UPVC double glazed window to the front radiator, power and ceiling light points.



## **6 METCALFE CLOSE, SOUTHWELL, NOTTINGHAMSHIRE**

### **KITCHEN/DINER**

**11'4" x 10'8"** Fitted with a range of wall and base units in a grey finish with coordinating work surfaces, space and plumbing for a washing machine, integrated fridge freezer, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the rear, UPVC door to the rear, radiator, power and ceiling light points.



### **W.C.**

**6'6" x 2'8"** With wash hand basin built into vanity unit, W.C., UPVC double glazed opaque window, chrome towel radiator and ceiling light point.





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### **INNER HALLWAY**

With access to bedrooms, bathroom and kitchen. There is also access via a drop-down ladder to a fully boarded loft.

### **BEDROOM ONE**

**11'10" x 11'5"** With UPVC double glazed window to the rear, radiator, power and ceiling light points.



### **BEDROOM TWO**

**12'6" x 10'1"** With UPVC double glazed window to the front, radiator, power and ceiling light points.



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### **BATHROOM**

**7'10" x 10'8"** White suite comprising of a wash hand basin, W.C. and a shower cubicle, part wall tiling, UPVC double glazed opaque window to the rear, chrome towel radiator and ceiling light point.



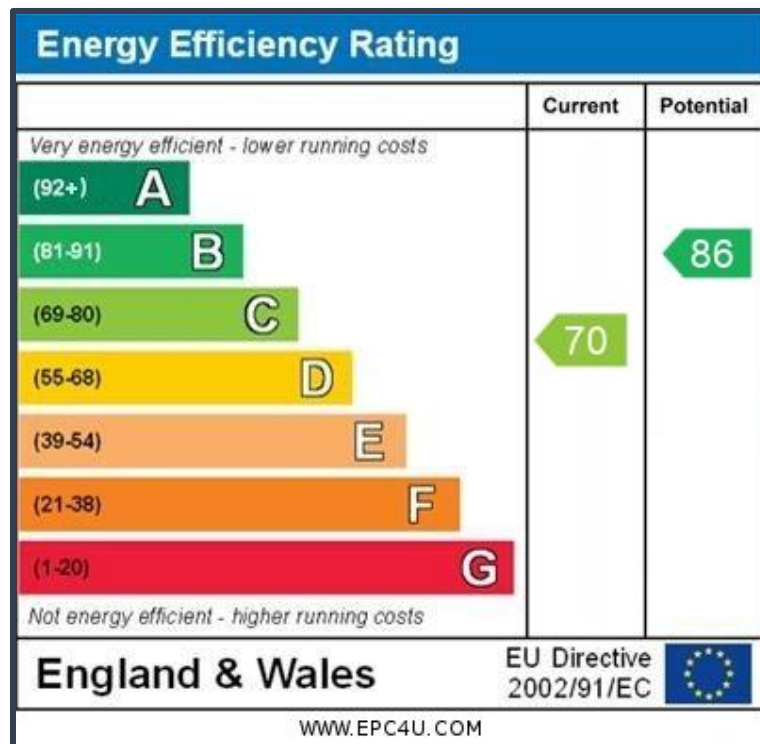
### **OUTSIDE**

To the rear of the property there is a low maintenance garden laid to lawn with a brand new patio area, fully enclosed with new fencing and to the front there is a garage and driveway for off street parking.



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### EPC GRAPH



### ADDITIONAL INFORMATION

**Local Council** – Newark and Sherwood District Council

**Council Tax Band** – C

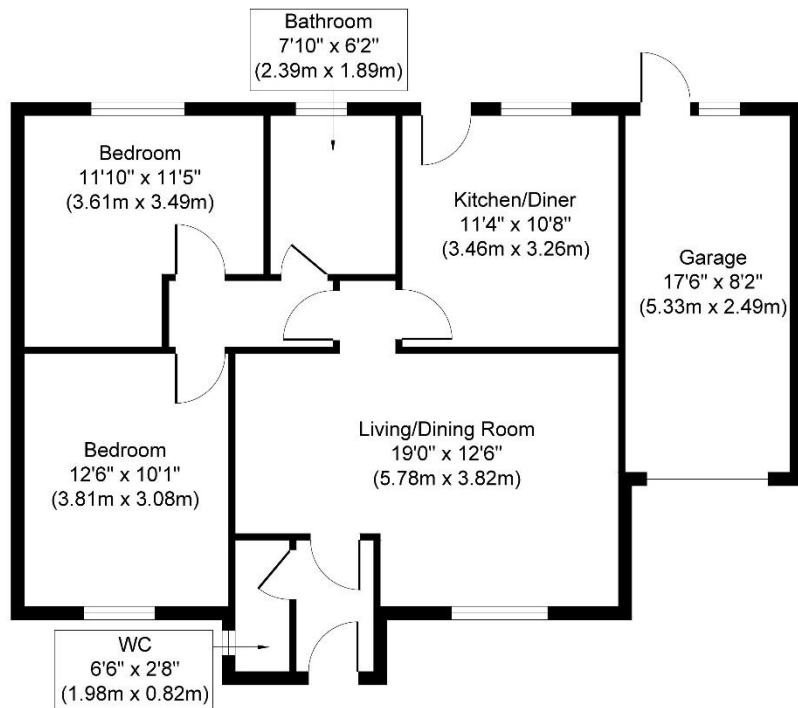
**Primary School** – Lowes Wong Infant School/Lowes Wong Anglican Methodist Junior School

**Secondary School** – Minster School

**Stamp Duty on Asking Price:** £8,500 (Additional costs may apply if being purchased as a second property)

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### FLOOR PLAN



**Approximate Floor Area**  
**886 sq. ft**  
**(82.27 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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## **6 METCALFE CLOSE, SOUTHWELL, 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.