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Sales & Lettings

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**NO
CHAIN**

**64 MORLEY MILLS
DAYBROOK
NOTTINGHAMSHIRE
NG5 6JL**



GUIDE PRICE £240,000 - £250,000

VIEWING

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

TENURE

Leasehold – 100 Years

- Modern Townhouse
- Three Bedrooms
- Modern Kitchen
- Gym Access
- Allocated Parking
- Newly Renovated Throughout
- Viewing Highly Recommended

64 MORLEY MILLS, DAYBROOK, NOTTINGHAMSHIRE

Need2View bring to market this stunning, recently renovated, three bedroom town house, located on a quiet street in the popular town of Daybrook in Nottinghamshire.

This beautiful property has a private entrance hall with access to a spacious living room, kitchen and a W.C. to the ground floor, whilst the first floor has three good sized bedrooms and the family bathroom. Outside there is allocated parking. The property has recently been renovated to a high standard throughout to include a brand new kitchen (including appliances), new bathroom, new carpet and flooring throughout, a new boiler and new radiators. The property also has access to a communal gym.

Entrance door into:

HALLWAY

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

LOUNGE

22'11" x 14'6" A spacious family room with windows to the rear, radiators, power and ceiling light points.



KITCHEN/DINER

11'5" x 7" Brand new kitchen fitted with a range of wall and base units in a grey finish with coordinating work surfaces, integrated washing machine, integrated fridge freezer, integrated dishwasher, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, window to the front, radiator, power and ceiling light points.



64 MORLEY MILLS, DAYBROOK, NOTTINGHAMSHIRE

GROUND FLOOR W.C.

With wash hand basin, W.C. and ceiling light point.



FIRST FLOOR LANDING

With access to the bedrooms and the family bathroom, a storage cupboard and ceiling light point.



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BEDROOM ONE

12'6" x 9'4" With window to the rear, radiator, power and ceiling light points.



BEDROOM TWO

9'7" x 8'3" With window to the front, radiator, power and ceiling light points.



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BEDROOM THREE

10'2" x 7'7" With window to the rear, radiator, power and ceiling light points.



BATHROOM

7'9" x 6'7" White suite comprising of a wash hand basin, W.C. and bath with shower over, part tiled walls, chrome towel radiator and ceiling light point.



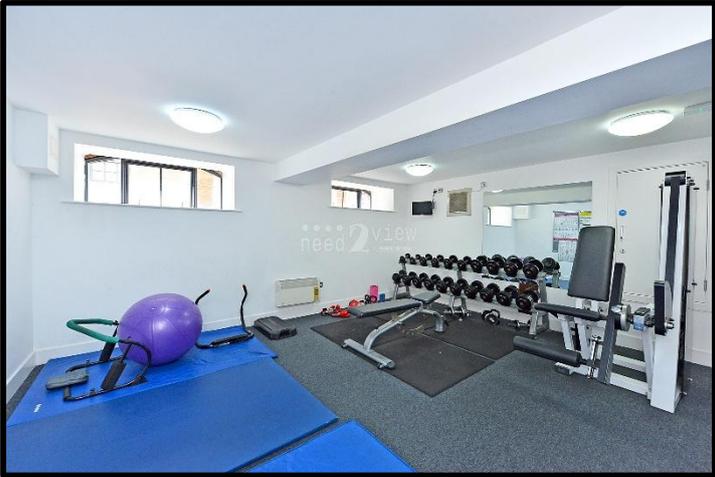
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OUTSIDE

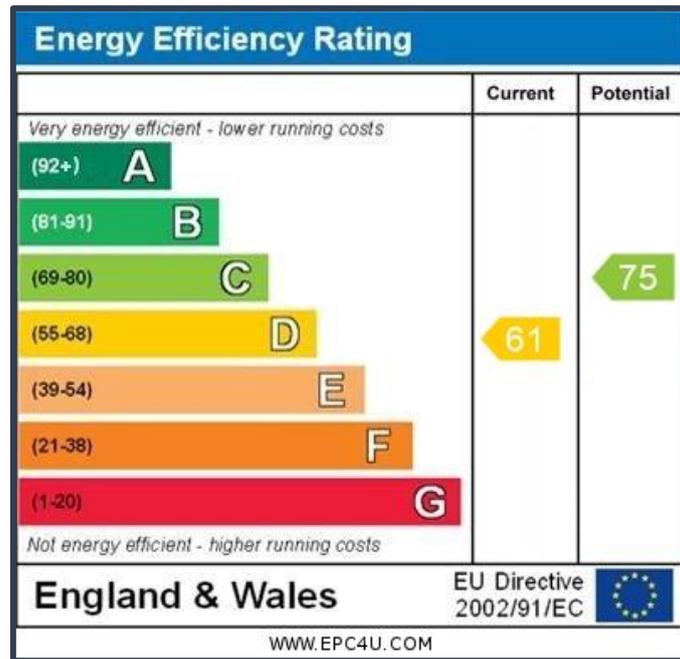
Outside there is a communal garden and a gated car park with allocated parking.



GYM



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – C

Primary School – Arnold Mill Primary and Nursery School

Secondary School – Arnold Hill Spencer Academy

Stamp Duty on Asking Price: £2,300 (Additional costs may apply if being purchased as a second property)

Leasehold – 100 Years

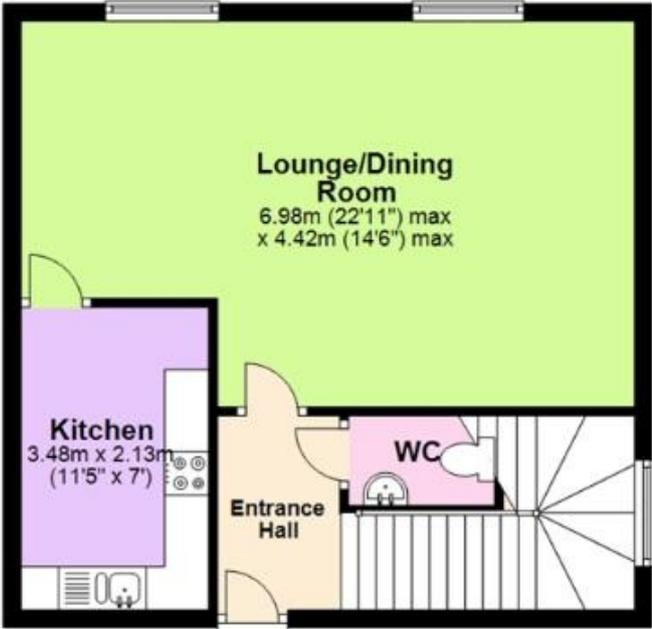
Ground Rent - £140 Per Year

Service Charge - £1544 Per Year (Includes gym)

FLOOR PLAN

Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 93.6 sq. metres (1007.6 sq. feet)

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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.