

**73 HAMILTON DRIVE
WARSOP
NOTTINGHAMSHIRE
NG20 0EY**



£148,000

VIEWING

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

TENURE

Freehold

- Terraced Property
- Two Bedrooms
- Dining Kitchen
- Rear Extension

- Good Sized Garden
- Garage
- Viewing Highly Recommended

73 HAMILTON DRIVE, WARSOP, NOTTINGHAMSHIRE

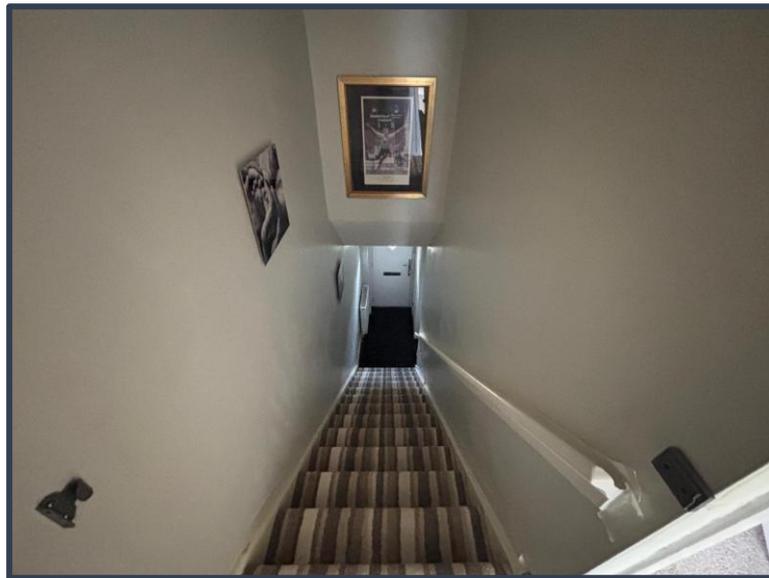
This beautifully presented, two bedroom, terraced property is located on a quiet street in the town of Warsop in Nottinghamshire. This property would make the PERFECT HOME for First Time Buyers!

The property offers a spacious living room, dining kitchen and an extended conservatory to the ground floor, whilst the first floor has two good sized bedrooms and the family bathroom. To the rear of the property there is a good sized, easy to maintain garden.

Entrance door into:

HALLWAY

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



LOUNGE

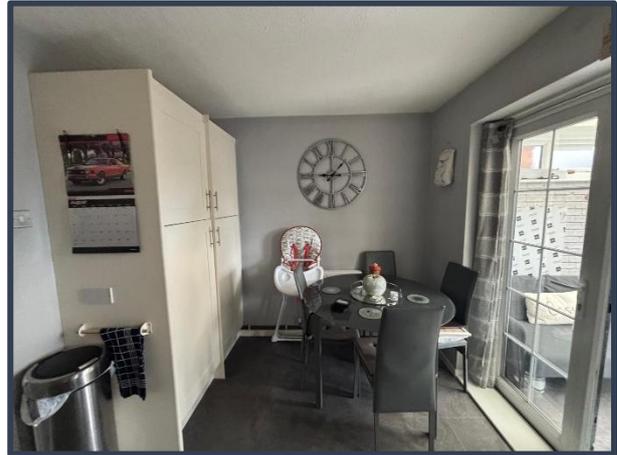
A spacious family room with UPVC double glazed windows to the front, access to the kitchen, radiator, power and ceiling light points.



73 HAMILTON DRIVE, WARSOP, NOTTINGHAMSHIRE

KITCHEN/DINER

Fitted with a range of wall and base units in a cream finish with coordinating work surfaces, part wall tiling, space and plumbing for a fridge freezer, integrated oven, four ring hob, extractor fan, single drainer sink with mixer tap, UPVC double glazed window into the conservatory, doors into the conservatory, radiator, power and ceiling light points.



CONSERVATORY/UTILITY ROOM

Fitted with base units in a white finish with coordinating work surfaces, space and plumbing for a washing machine, space and plumbing for a dryer, UPVC double glazed window to the rear, door to the rear garden, radiator, power and light points.



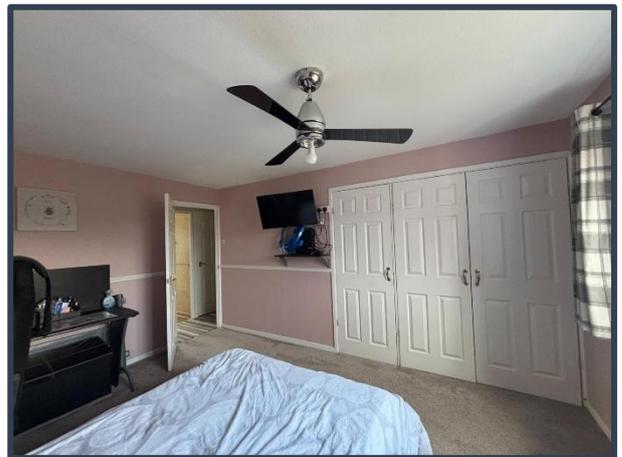
73 HAMILTON DRIVE, WARSOP, NOTTINGHAMSHIRE

FIRST FLOOR LANDING

With access to the bedrooms and the family bathroom and ceiling light point.

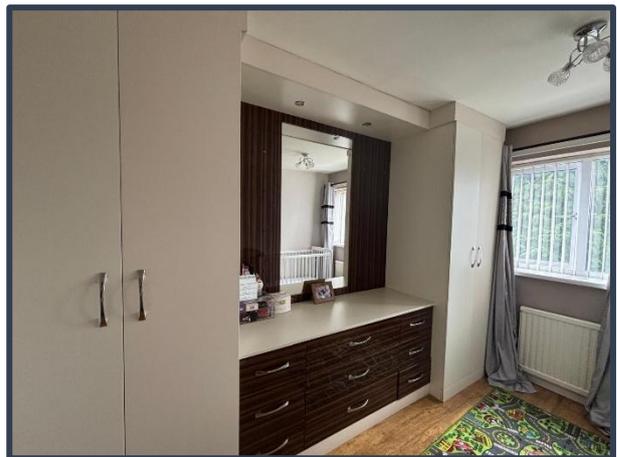
BEDROOM ONE

With UPVC double glazed window to the front, built in wardrobes, radiator, power and ceiling light points.



BEDROOM TWO

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



73 HAMILTON DRIVE, WARSOP, NOTTINGHAMSHIRE

BATHROOM

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



OUTSIDE

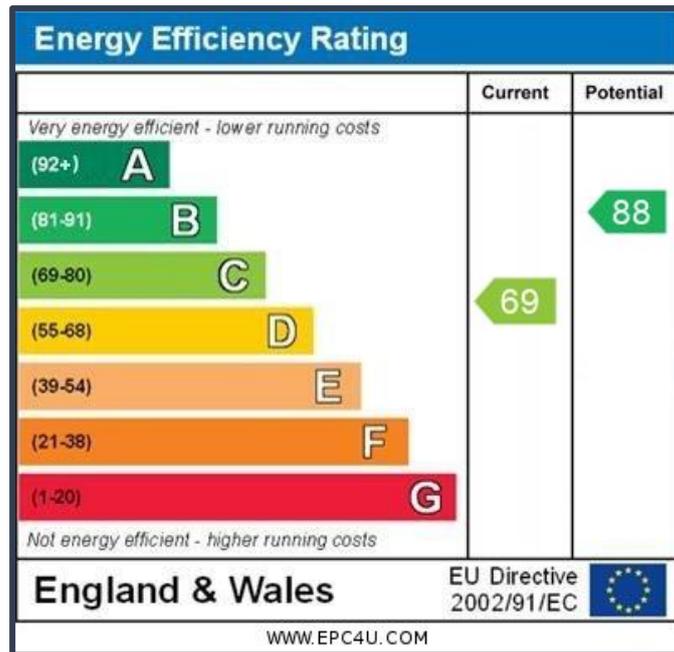
To the rear of the property there is a good sized, easy to maintain garden with decking directly outside the conservatory, leading to a patio area and a section laid to lawn, all enclosed with fencing.



GARAGE

The property has access to a garage with power and lighting.

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Mansfield District Council

Council Tax Band – A

Primary School – Birklands Primary School

Secondary School – Meden School

Stamp Duty on Asking Price: £460 (Additional costs may apply if being purchased as a second property)

73 HAMILTON DRIVE, WARSOP, 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.