7 high street
hucknall
nottingham
NG15 7HJ

need2view property services
Sales & Lettings

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78 PARK DRIVE

HUCKNALL

NOTTINGHAMSHIRE

NG15 7LJ

£175,000

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

TENURE Freehold

- Town House
- Two Bedrooms
- Modern Kitchen
- Family Bathroom
- Easy To Maintain Garden
- Close To Local Amenities
- Viewing Highly Recommended

78 PARK DRIVE, HUCKNALL, NOTTINGHAMSHIRE

Need2View bring to market this beautifully presented, two bedroom town house located on a quiet street, close to local amenities in the popular town of Hucknall in Nottinghamshire.

The property offers a spacious living room, a kitchen and a W.C. 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. This lovely property is for sale with NO CHAIN and wont be around for long!

Entrance door into:

HALLWAY

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

LOUNGE

A spacious family room with UPVC double glazed window to the rear, UPVC double glazed patio doors to the rear, feature fireplace, built in storage cupboard, radiators, power and ceiling light points.

78 PARK DRIVE, HUCKNALL, NOTTINGHAMSHIRE

KITCHEN

Fitted with a range of wall and base units in a grey finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring gas hob, extractor fan, UPVC double glazed window to the front, power and ceiling light point.

GROUND FLOOR W.C.

With wash hand basin, W.C., part wall tiling, UPVC double glazed opaque window to the front and ceiling light point.

78 PARK DRIVE, HUCKNALL, NOTTINGHAMSHIRE

FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, power and ceiling light points.

BEDROOM ONE

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

BEDROOM TWO

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

78 PARK DRIVE, HUCKNALL, NOTTINGHAMSHIRE

BATHROOM

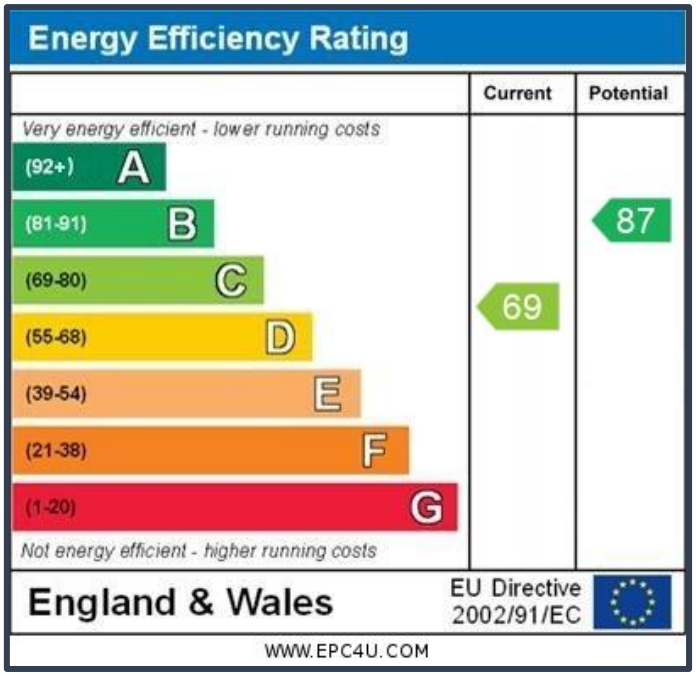
White suite comprising of a wash hand basin, W.C. and panelled bath, part wall tiling, UPVC double glazed opaque window to the rear, radiator and ceiling light point.

OUTSIDE

To the rear of the property there is a good sized garden with a patio area directly outside the house and a section laid to lawn, surrounded by various foliage, all enclosed with fences.

78 PARK DRIVE, HUCKNALL, NOTTINGHAMSHIRE

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council
Council Tax Band – B

Primary School – Beardall Fields Primary and Nursery School
Secondary School – The Holgate Academy

Stamp Duty on Asking Price: £1000 (Additional costs may apply if being purchased as a second property)

78 PARK DRIVE, HUCKNALL, 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.