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NG15 7HJ

need2view
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Sales & Lettings

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18 BEECH AVENUE

HUCKNALL

NOTTINGHAM

NG15 7FH



£99,950

VIEWING

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

TENURE

Freehold

- Mid-Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Front Forecourt & Rear Garden
- Gas Central Heating
- Ideal Location
- Great Opportunity for Anyone Looking to Put Their Own Stamp on a Property

18 BEECH AVENUE, HUCKNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall Office turn left onto the High Street, turn left onto Watnall Road and turn right onto Derbyshire Lane. Turn right onto Charles Street and turn left onto Beech Avenue where the property will be easily identified by our 'For Sale' board.

Entrance door into:

LOUNGE

11'11" x 15'1" With double glazed window to the front, beamed ceiling, radiator, brick fire surround, ceiling light point and power points.

INNER LOBBY

With stairs to first floor and doorway to:

DINING-ROOM

12'1" x 11'9" Window to the rear, beamed ceiling, ceiling light point, power points, gas fire with tiled hearth and surround.

KITCHEN

17'1" x 7'4" With three windows, radiator, single drainer sink, plumbing for washing machine, space for fridge/freezer, boiler, part tile surrounds, gas cooker point, wall and base units, ceiling light point, power points and door to the rear garden.

LANDING

With ceiling light point.

BEDROOM ONE

11'5" x 10'10" With window to the front, radiator, power points and ceiling light point.

BEDROOM TWO

9' x 8'1" With window to the rear, radiator, power points and ceiling light point.

BATHROOM

With window, radiator, shower cubicle, low flush W.C, pedestal wash hand basin and ceiling light point.

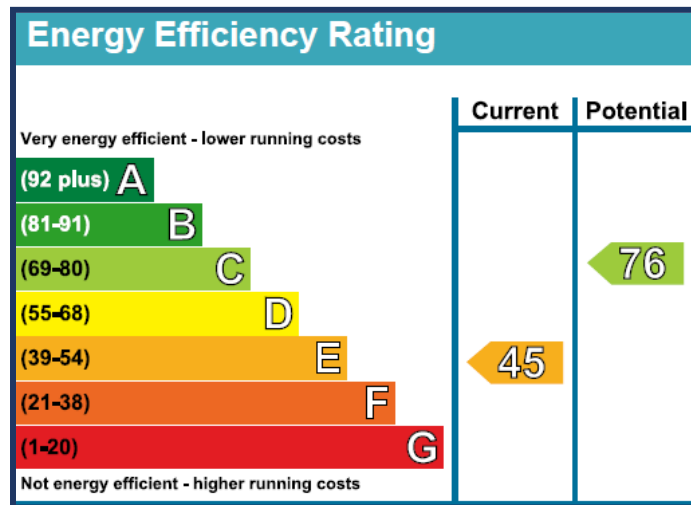
OUTSIDE

Enclosed with area laid to lawn.



18 BEECH AVENUE, HUCKNALL, NOTTINGHAM.

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: Ashfield District Council

Local Authority: A

18 BEECH AVENUE, HUCKNALL, NOTTINGHAM.

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 market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers 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 insure 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 clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.