

**NO
CHAIN**

108 DERBYSHIRE LANE

HUCKNALL

NOTTINGHAM

NG15 7GE



£125,000

VIEWING

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

TENURE

Freehold

- Bay Fronted Victorian Semi-Detached Property
- Three Bedrooms, including Attic Bedroom
- Front Forecourt & Rear Garden
- Two Reception Rooms
- UPVC Double Glazed
- Gas Central Heating (New Boiler Fitted December 2016)
- Ideal & Popular Location
- Viewing Highly Recommended!

108 DERBYSHIRE LANE, HUCKNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall office turn left onto the High Street, take the next left at the traffic lights onto Watnall Road, take the first right onto Derbyshire Lane and the property can be easily identified on the left by our 'For Sale' board.

This is a rare opportunity for first time buyers, families or investors to acquire a popular bay fronted Victorian semi-detached property in this ever-popular location.

Forecourt with UPVC double glazed entrance door to the front with pathway leading to covered passage which gives access to the rear garden.

Entrance door into:

LOUNGE

12'6" x 13'6" max into bay With UPVC double glazed bay window to the front, thermostatically controlled radiator, original ceiling coving, ceiling light point, power points, TV aerial point, telephone point and gas fire set into feature fire place.



Doorway to:

INNER LOBBY

With stairs to first floor landing

Door to:

DINING-ROOM

12'6" max x 12'6" With UPVC double glazed window to the rear, radiator, power points and ceiling light point.



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Archway through to:

KITCHEN

5'9" x 18' With UPVC double glazed windows to the rear and side, door opening onto the rear garden, wall mounted Worcester boiler (fitted new in December 2016 and has the benefit of the unexpired guarantee), wall and base units with roll top work surfaces, single drainer stainless steel sink, space for cooker, space for fridge, space for freezer, space and plumbing for washing machine, tiled flooring, two ceiling light points and power points.



LANDING

Balustrade landing with stairs to second floor, ceiling light point, power points,

White panelled door:

BEDROOM ONE

14' max x 11'6" UPVC double glazed window to the front, radiator, power points and ceiling light point.

White panelled door:

BEDROOM TWO

9'9" x 6'9" With UPVC double glazed window to the rear, radiator, power points and ceiling light point.

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White panelled door:

BATHROOM

With UPVC double glazed opaque window to the rear, built-in storage cupboard, ceiling light point, three-piece white suite comprising closed coupled W.C, panelled bath, pedestal wash hand basin, Bristan Retreat electric shower over the bath, part wall tiling and radiator.



Stairs to:

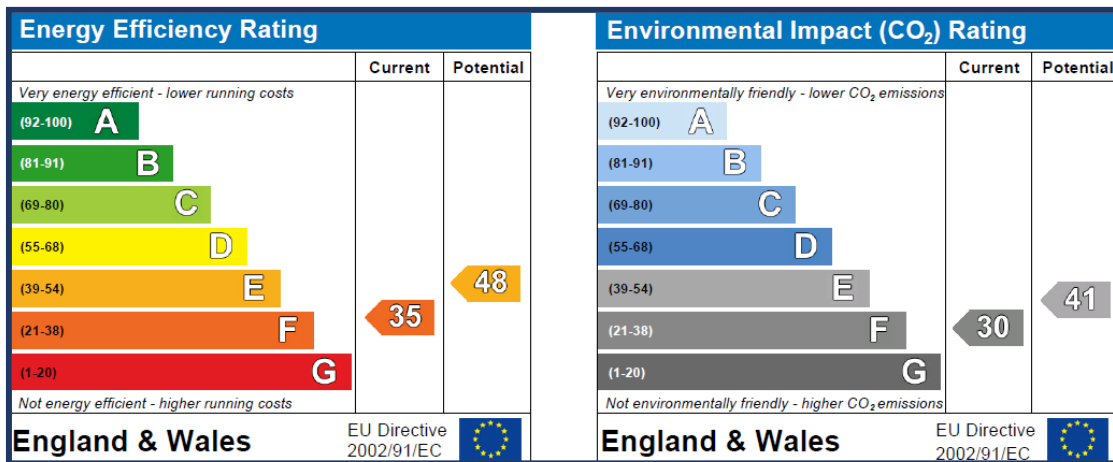
BEDROOM THREE (ATTIC ROOM)

With Velux roof window, radiator, fitted wardrobes, power points and ceiling light point. Part of the ceilings follows the roof line of the property.

OUTSIDE

The rear garden is lawn and is enclosed with fencing, walling and hedging.

EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band:

Local Authority: Ashfield District Council

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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 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.