

7 high street
hucknall
nottingham
NG15 7HJ

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Sales & Lettings

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**NO
CHAIN**

148 PERRY ROAD

SHERWOOD

NOTTINGHAM

NG5 1GL



£300,000

VIEWING

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

TENURE

Freehold

- Substantial Detached Property
- Four Bedrooms
- New Kitchen & Bathroom
- Driveway & Garage
- Two Reception Rooms
- Front & Rear Garden
- Viewing Highly Recommended!

148 PERRY ROAD, SHERWOOD, NOTTINGHAM.

DIRECTIONS

Turn right onto High Street and continue onto Portland Road. At the roundabout, take the 2nd exit and stay on Portland Road. Continue onto Nottingham Road and at the roundabout take the 1st exit onto Hucknall Lane. At the roundabout, take the 1st exit onto Moor Bridge. At the next roundabout, take the 2nd exit onto Hucknall Road. Turn right onto Perry Road, the property will be located on the right and easily identified by our 'For Sale' board.

This is a substantial and imposing four-bedroom detached property with character that has been presented to an extremely high standard throughout, having had new kitchen, new bathroom, complete redecoration and all new flooring. The property occupies an extremely convenient position and has the benefit of street and off-street parking. There are gardens to front and rear and sperate garage.

Door to:

ENTRANCE VESTIBULE

With leaded light window to the side, ceiling coving, ceiling rose, ceiling light point, floor tiling and part wall tiling.

Door with leaded panels above and to the side which leads to:

IMPRESSIVE HALLWAY

With attractive leaded light window to the side, power points, ceiling light point, radiator, stairs to first floor landing and door to cellarage.

LOUNGE

13' x 12'6" max into bay With UPVC double glazed bay fronted window, feature fire place, ceiling coving, ceiling rose, ceiling light point, wall light points, power points and thermostatically controlled radiator.

SITTING ROOM

13' x 16'6" max With UPVC double glazed windows to the side and rear. Feature fire place, ceiling coving, ceiling and wall light points and thermostatically controlled radiator.

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KITCHEN

14' max x 11' max With UPVC double glazed windows to the side and rear and UPVC double glazed door to the side giving access to the rear garden. There are a range of wall and base units with butcher's block roll top work surfaces, four ring stainless steel gas hob with stainless steel illuminated oven canopy style extractor over, integrated stainless steel oven and grill, 1 ½ bowl single drainer stainless steel sink with chrome mixer taps, fridge, separate freezer, washing machine, twp ceiling light points, numerous power points, thermostatically controlled radiator, tiled effect laminate flooring and coordinated wall tiling.



Stairs to:

BALLUSTRADE LANDING

With feature leaded windows, ceiling coving, ceiling light point and power point.

BEDROOM ONE

16'5" x 13' max With UPVC double glazed window to the front and side, ceiling coving, wall light points, ceiling light point, thermostatically controlled radiator and power points.



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BEDROOM TWO

13' max x 12'9" max With UPVC double glazed bay window to the front, fitted wardrobe, ceiling coving, ceiling light point, wall light points, thermostatically controlled radiator and power points.



BEDROOM THREE

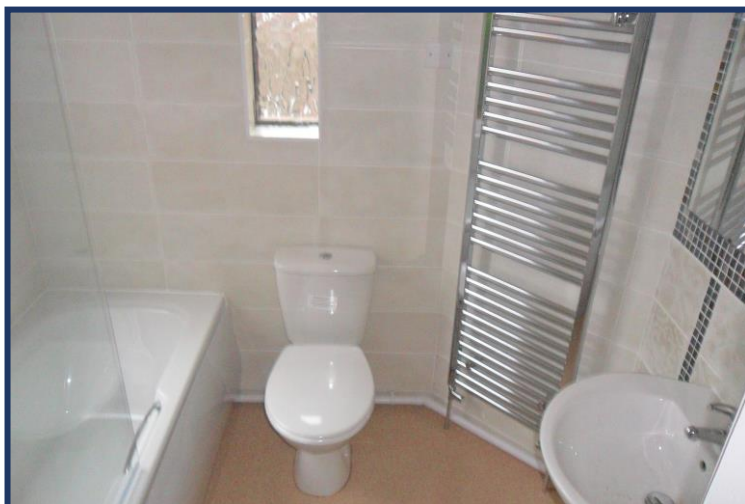
8' max x 11' With UPVC double glazed window to the rear, ceiling coving, ceiling light point, wall light points, power points and thermostatically controlled radiator.

BEDROOM FOUR

5'6" x 7'9" With UPVC double glazed window to the side, ceiling coving, ceiling light point, thermostatically controlled radiator and power points.

BATHROOM

With three-piece white suite with panelled bath with shower over, pedestal wash hand basin, closed coupled W.C, chrome towel radiator, tiled walls and opaque window.



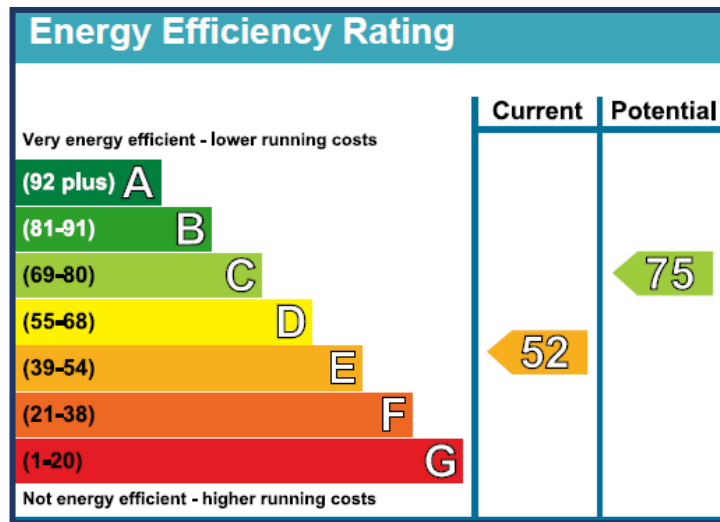
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OUTSIDE

To the rear there is a lawn garden, continuation of the driveway with large single garage with up and over door.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: D

Local Authority: Nottingham Council

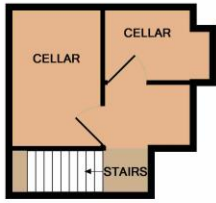
Primary School: Seely Primary School

Secondary School: Nottingham Free School

Stamp Duty on Asking Price: £5,000.00 (this may change if you are a first-time buyer or you already own another property).

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FLOOR PLAN



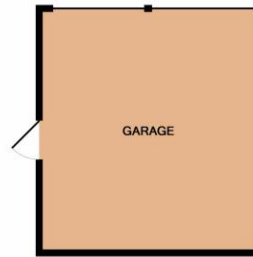
BASEMENT LEVEL
APPROX. FLOOR
AREA 15.5 SQ.M.
(167 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 85.1 SQ.M.
(916 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 60.5 SQ.M.
(651 SQ.FT.)



TOTAL APPROX. FLOOR AREA 161.1 SQ.M. (1734 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.