

7 high street  
hucknall  
nottingham  
NG15 7HJ

need2view  
property services  
Sales & Lettings

tel: 0115 968 0809  
fax: 0115 968 0877

www.need2view.co.uk  
e-mail: mail@need2view.co.uk

**NO  
CHAIN**

**156 POLPERRO WAY**

**HUCKNALL**

**NOTTINGHAM**

**NG15 6JW**



**OFFERS IN THE REGION OF £120,000**

**VIEWING**

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

**TENURE**

Freehold

- Modern Mid-Town House
- Two Bedrooms
- Popular Location
- Gas Central Heating
- UPVC Double Glazed
- Gardens – Front & Rear

## **156 POLPERRO WAY, HUCKNALL, NOTTINGHAM**

### **DIRECTIONS**

From our Hucknall Office proceed along the High Street taking a left hand turn onto Watnall Road. Proceed along over the by-pass island. Turn right onto Nabbs Lane and take a left turning onto Polperro Way where the property is easily located by our 'For Sale' board.

### **FRONT GARDEN**

Laid to lawn and canopy over UPVC double glazed entrance door leading into:-

### **HALLWAY**

Stairs to first floor, ceiling light point, radiator and built in meter cupboard.

### **LOUNGE**

With UPVC double glazed bow window to the front, ceiling light point, two radiators, numerous power points, TV aerial point, coal effect gas fire set into marble hearth and surround within wooden mantle and surround.



### **BREAKFAST KITCHEN**

With two ceiling light points, UPVC double glazed window to the rear, a range of wall and base units with roll top work surfaces, single drainer stainless steel sink, ceramic tiled floor and a wall mounted boiler.



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**FIRST FLOOR LANDING**

With ceiling light point, power point and an airing cupboard.

**BEDROOM ONE**

With UPVC double glazed window to the front, thermostatically controlled radiator and power points.



**BEDROOM TWO**

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





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**BATHROOM**

With ceiling light point, UPVC double glazed opaque window to the rear, three piece white suite comprising of pedestal wash hand basin, close coupled WC, panelled bath with shower mixer taps and radiator.

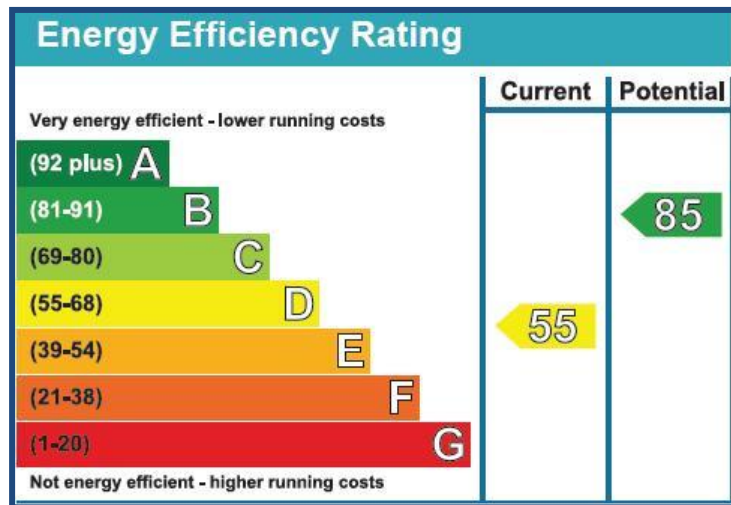


**REAR GARDEN**

Pathway leading to gated access to rear, lawn and useful wooden shed.



**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: A**

**Local Authority: Ashfield District Council**

**Primary School: Edgewood Primary and Nursery School**

**Secondary School: Holgate Academy**

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

## **156 POLPERRO WAY, 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.