

37 ERIC AVENUE

HUCKNALL

NOTTINGHAM

NG15 8AU



OFFERS OVER £140,000

VIEWING

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

TENURE

Freehold

- Semi-Detached Property
- Two Bedrooms
- Driveway
- Modern Throughout
- UPVC Double Glazed
- Gas Central Heating & Multi-Fuel Burner
- Viewing Highly Recommended!

37 ERIC AVENUE, HUCKNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall office turn right onto the High Street, turn left onto Station Road. Turn left onto Station Road, turn left onto Torkard Way and continue onto Annesley Road. At the roundabout, take the 3rd exit onto Wighay Road and turn right onto Knightsbridge Gardens. Turn right onto Eric Avenue where the property will be on the right and identified by our 'For Sale' board.

This is a fabulous two-bedroom bay fronted semi-detached property with off street parking for two vehicles.

UPVC double glazed entrance door into:

HALLWAY

With thermostatically controlled radiator, ceiling light point and stairs to first floor landing.

White panelled door to:

SUPERB LOUNGE

With feature fire place with cast iron multi-fuel burner, UPVC double glazed bay window to the front, deep skirtings, telephone point, TV aerial point, ceiling light point and ceiling coving. White panelled door to under stairs storage cupboard.



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DINING-KITCHEN

Modern dining-kitchen fitted with a range of wall and base units, 1 ½ bowl single drainer sink, integrated oven and hob with stainless steel splash back, extractor above, ceiling light point, power points, thermostatically controlled radiator and UPVC double glazed patio doors leading onto the rear garden.



LANDING

With UPVC double glazed window, ceiling light point, power point and access to roof space.

BEDROOM ONE

With large UPVC double glazed bay window to the front, ceiling light point, power points, mirrored fitted wardrobe and thermostatically controlled radiator.



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BEDROOM TWO

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

BATHROOM

Large bathroom with four piece suite comprising tiled shower cubicle, pedestal wash hand basin, panelled bath with offset shower head mixer taps, closed coupled W.C, chrome towel rail radiator, ceiling spot lights and UPVC double glazed opaque window to rear.



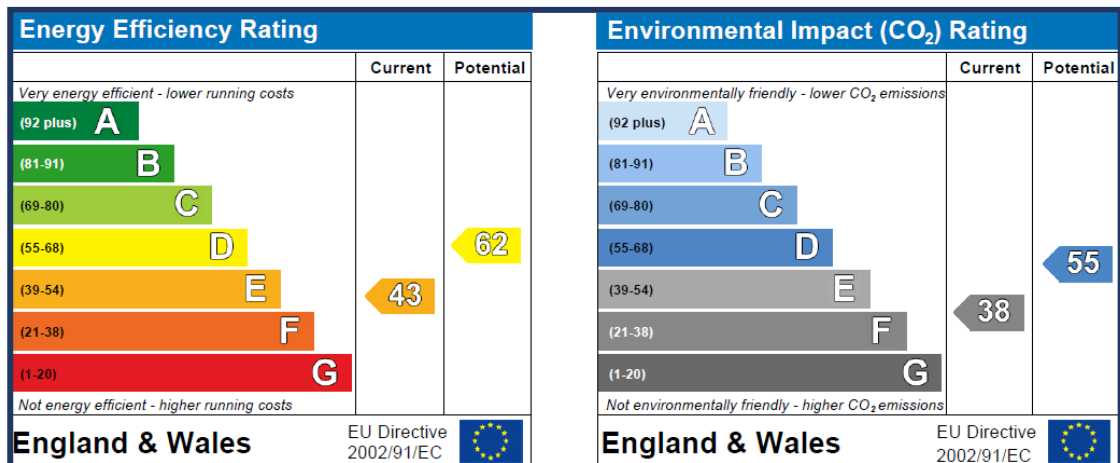
OUTSIDE

The rear garden is enclosed with a mixture of fencing and is laid to lawn with well stocked borders. There is also gated access from the rear garden which leads to the side of the property and then a shared pathway leading to the front of the property.



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EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Hillside Primary & Nursery School

Secondary School: National Academy

Stamp Duty on Asking Price: £300.00 (this may change if you are a first-time buyer or you already own another property).

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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.