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NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**4 WINIFRED STREET**

**HUCKNALL**

**NOTTINGHAM**

**NG15 7RX**



**£157,750**

**VIEWING**

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

**TENURE**

Freehold

- Three Storey Town House
- Three Bedrooms
- Italian Designed Kitchen & Bathrooms
- Gas Central Heating & Under Floor Heating
- Allocated Parking
- Security Alarm System
- Close to Hucknall Town Centre, Train, Tram & Bus Routes

## **4 WINIFRED STREET, HUCKNALL, NOTTINGHAM**

### **DIRECTIONS**

On leaving our Hucknall office turn right onto the High Street, go straight ahead at the traffic lights onto Portland Road, continue along this road, go straight ahead at the mini roundabout, continue along this road, turn right onto Winifred Street where the property will be easily identified by our 'For Sale' board.

### **HALLWAY**

With ceiling light points, power points, thermostatically controlled radiator and alarm control panel.

### **GROUND FLOOR WC**

With ceiling spotlights, UPVC double glazed opaque window, extractor fan, close coupled WC, pedestal wash hand basin and ceramic tiled floor with underfloor heating.

### **KITCHEN**

**12'5" x 8'** Italian designed kitchen with integrated oven & hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, coordinating work tops, stainless steel sink and drainer, breakfast bar, wine rack, ceramic tiled floor with underfloor heating and UPVC double glazed window with marble window sill.



### **LOUNGE**

**12'6" into bay x 13'6" max** With ceiling light points, UPVC double glazed window & patio doors, TV aerial points, telephone point and power points.



## 4 WINIFRED STREET, HUCKNALL, NOTTINGHAM

### LANDING

With ceiling light point, power points and stairs to second floor.

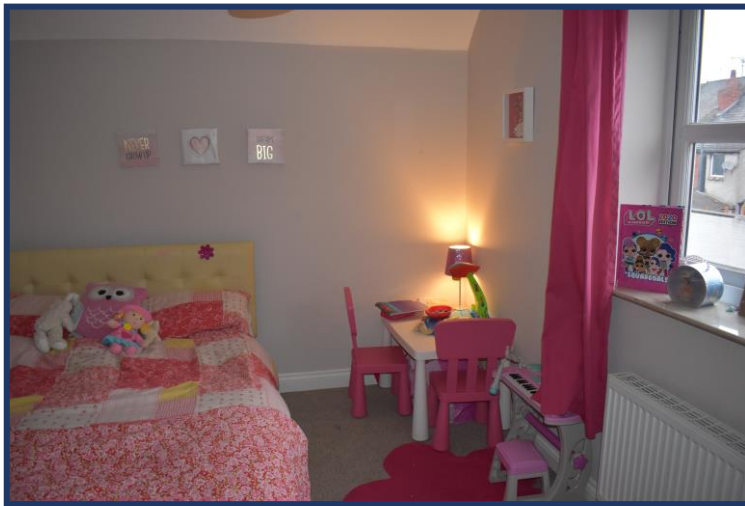
### BEDROOM THREE

**13'6" x 8' max** With ceiling light point, UPVC double glazed window with marble window sill, power points and radiator.



### BEDROOM TWO

**13'6" x 9' max** With ceiling light points, UPVC double glazed window with marble window sill, telephone point, power points and radiator.



## **4 WINIFRED STREET, HUCKNALL, NOTTINGHAM**

### **BATHROOM**

With ceiling spotlights, three-piece white bathroom suite comprising bath with shower over, pedestal wash hand basin, close coupled W.C, fully tiled walls, extractor fan and tiled floor with underfloor heating.



### **BEDROOM ONE**

**12'6" x 10' excluding recess area.** With ceiling light points, UPVC double glazed window with marble window sill, TV aerial point, power points, telephone point, radiator and access to roof space. Part of this ceiling follows the roof line of the property.



**4 WINIFRED STREET, HUCKNALL, NOTTINGHAM**

**EN-SUITE**

With ceiling spotlights, Velux roof window, three-piece white bathroom suite comprising bath with shower head mixer taps, wash hand basin, close coupled WC, shower enclosure, fully tiled walls and ceramic tiled floor with underfloor heating.



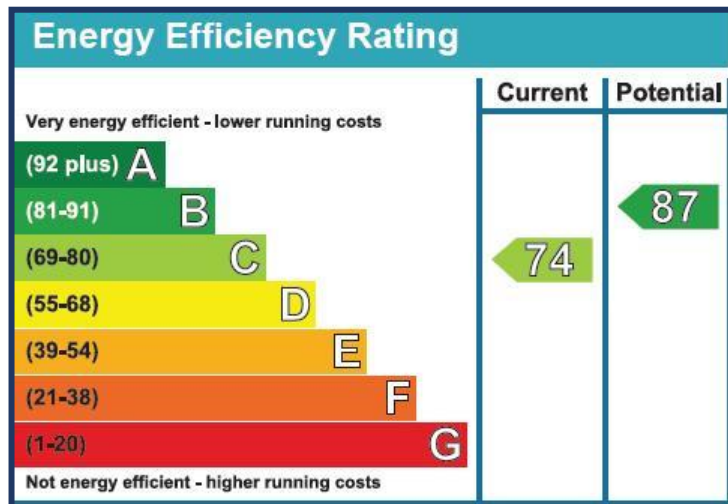
**REAR GARDEN**

Fully enclosed with fencing to three sides, lawn and patio area.



**4 WINIFRED STREET, HUCKNALL, NOTTINGHAM**

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: C**

**Local Authority: Ashfield District Council**

**Primary School: Butler's Hill Infant and Nursery School**

**Secondary School: Holgate Academy**

**Stamp Duty on Asking Price: £655.00 (this may change if you are a first-time buyer or you already own another property).**

## **4 WINIFRED STREET, 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.