

**6 DOROTHY AVENUE**

**HUCKNALL**

**NOTTINGHAM**

**NG15 8DL**



**£320,000**

**VIEWING**

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

**TENURE**

Freehold

- Extended Detached Property
- Four Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Ensuite & Ground Floor W.C
- Desirable Location

**6 DOROTHY AVENUE, HUCKNALL, NOTTINGHAM.**

UPVC double glazed entrance door into:

**HALLWAY**

With stairs to first floor landing, ceiling spotlights, radiator, door to cloaks cupboard housing alarm keypad.

**LOUNGE**

**22' x 13'** UPVC double glazed windows to the front and side, feature fireplace with log burner, ceiling spotlights, wall light points, power points and radiator.



**FAMILY ROOM**

**10'6" x 16'3"** UPVC double glazed windows to the rear and power points. Square arch through to the kitchen and access to study.



## 6 DOROTHY AVENUE, HUCKNALL, NOTTINGHAM.

### KITCHEN

**17' x 11 max** With wall and base units including wine rack, space for American style fridge freezer, integrated oven, integrated microwave, integrated four ring gas hob, composite sink with mixer taps, ceiling light point, ceiling spot lights, power points and radiator.



### UTILITY

With wall and base units, stainless steel 1 ½ bowl sink, UPVC double glazed window, UPVC double glazed door, ceiling spotlights, space and plumbing for washing machine and dryer, radiator and courtesy door to garage.

### STUDY

**6'9" x 10'6"** With ceiling light point and power points.

### LANDING

With ceiling spotlights, radiator and access to loft space.

### BEDROOM ONE

**16'8" x 7'6"** With UPVC double glazed window, radiator, power points, ceiling light point and fitted bedroom furniture.



**6 DOROTHY AVENUE, HUCKNALL, NOTTINGHAM.**

**ENSUITE**

With shower cubicle, pedestal wash hand basin, closed coupled W.C, wall tiling, chrome towel rail radiator and UPVC double glazed window.



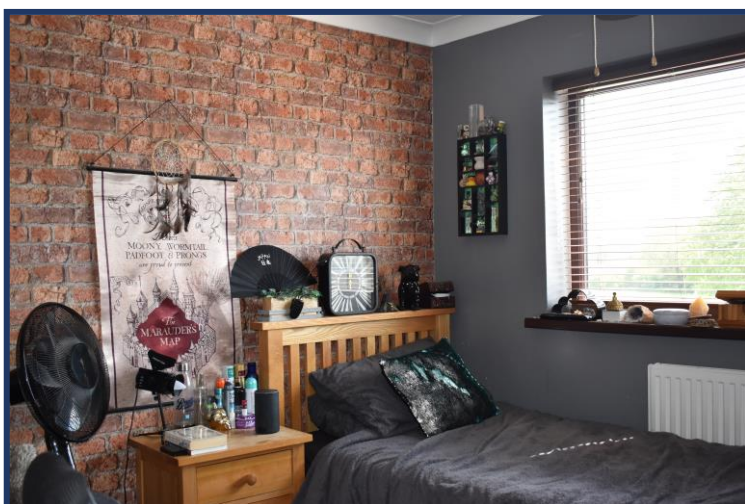
**BEDROOM TWO**

10'3" x 12'9" With UPVC double glazed window to the rear, radiator, power points and ceiling light point.



**BEDROOM THREE**

9'9" x 10'6" With UPVC double glazed window to the front, radiator, power points and ceiling light point.



**6 DOROTHY AVENUE, HUCKNALL, NOTTINGHAM.**

**BEDROOM FOUR**

8'9" x 6'6" With UPVC double glazed window to the front, fitted bedroom furniture including wardrobe and drawers, power points, ceiling light point and radiator.

**BATHROOM**

With three piece white suite comprising 'L' shape bath with shower over, wash hand basin set into vanity unit and W.C, shower screen, wall tiling, chrome towel rail radiator and UPVC double glazed opaque window.



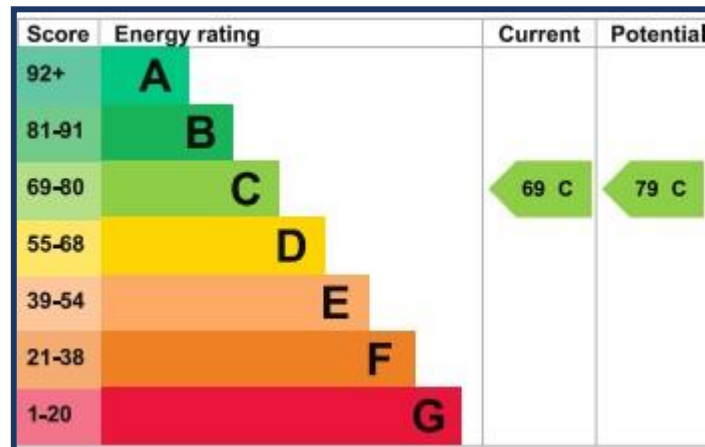
**REAR GARDEN**

Enclosed rear garden with patio area, artificial lawn, hard standing for hot tub or a garden shed.



**6 DOROTHY AVENUE, HUCKNALL, NOTTINGHAM.**

**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: D**

**Local Authority: Ashfield District Council**

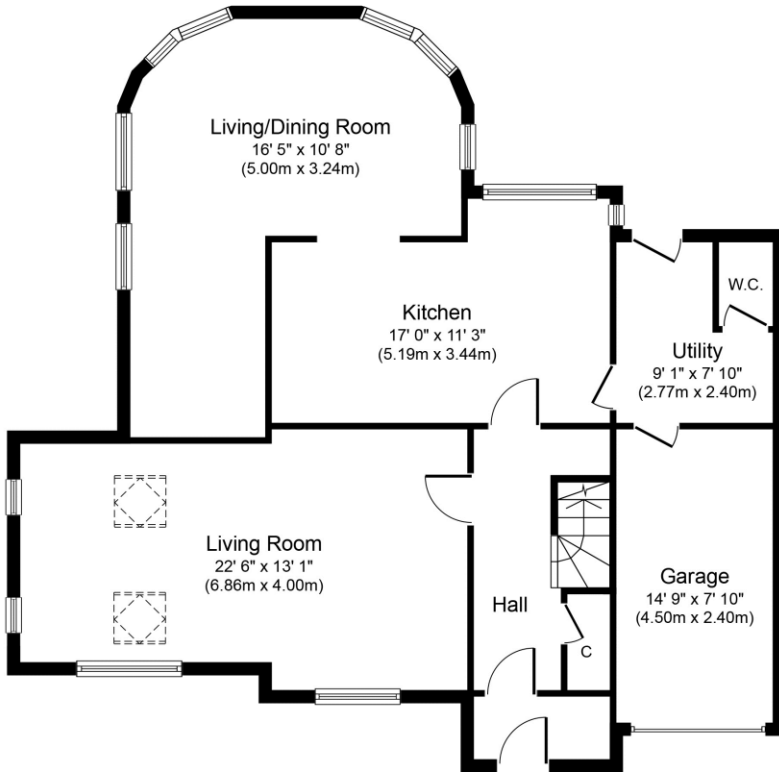
**Primary School: Holy Cross Primary Catholic Voluntary Academy**

**Secondary School: The National CofE Academy**

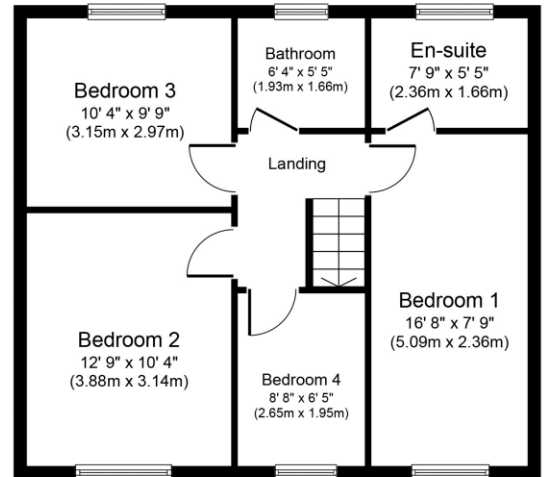
**Stamp Duty on Asking: £3,500.00 (Price may vary if you are a first time buyer or buying as an additional property)**

**6 DOROTHY AVENUE, HUCKNALL, NOTTINGHAM.**

**FLOOR PLAN**



**Ground Floor**  
**Approximate Floor Area**  
**1,006 sq. ft.**  
**(93.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**568 sq. ft.**  
**(52.8 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

## **6 DOROTHY AVENUE, 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.