

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**

30A ANNESLEY ROAD

HUCKANLL

NOTTINGHAM

NG15 7AB



GUIDE PRICE £130,000 - £140,000

VIEWING

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

TENURE

Freehold

- Shop with Two Bedroom Flat Above
- Tenant in situ paying £5,640 per annum for the flat
- Shop occupied paying £5,700 per annum
- Gas Central Heating
- UPVC Double Glazed
- Rear Yard with Parking for 1 Vehicle
- Very Close to Hucknall Town Centre, Train, Tram & Bus Routes

30A ANNESLEY ROAD, HUCKNALL, NOTTINGHAM

DIRECTIONS

On leaving our Hucknall office turn right onto the High Street, turn left at the traffic lights onto Station Road. Turn left onto Torkard Way and continue onto Annesley Road, where the property will be on the right and will be easily identified by our 'For Sale' board.

SALE SHOP

Security roller shutter to the front, UPVC double glazed entrance door with UPVC double glazed windows to either side. There is a split level sales area, first part as which measures **18' maximum x 13'6** with steps to the raised area which measures **9'6 x 13'6 maximum**. There are four radiators, numerous double power points and ceiling spot lights.



Inner lobby with door leading to:

WC

Ceiling light point, storage cupboard, close coupled WC, wash hand basin and radiator.

Door leading to:

KITCHEN

Ceiling light point, wall mounted gas boiler, single drainer stainless steel sink, roll top work surface, space and plumbing for washing machine and space for fridge.

30A ANNESLEY ROAD, HUCKNALL, NOTTINGHAM

Doorway leading to stairs leading to:

FLAT ABOVE

LOUNGE

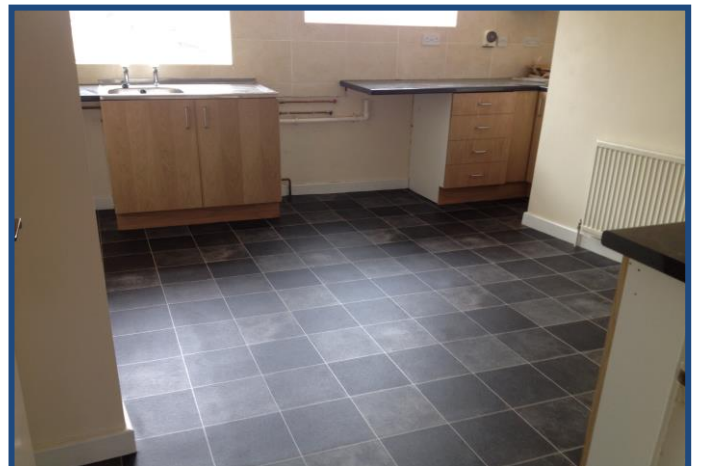
10'3" x 17'5" UPVC double glazed window to the front, two ceiling light point's, two radiators, power points, telephone point, built in storage cupboard, TV aerial point and cable TV is available.



Doorway leading to:

DINING KITCHEN

13'6" x 10' 6" Two ceiling light points, UPVC double glazed windows to the rear, range of wall and base units with roll top work surfaces, single drainer stainless steel sink, space for cooker, space for fridge freezer, radiator, power points and vinyl floor covering.



Stairs leading to:

SECOND FLOOR LANDING

Two ceiling light points, radiator and UPVC double glazed window to the front.

30A ANNESLEY ROAD, HUCKNALL, NOTTINGHAM

Doorway leading to:

BEDROOM ONE

13' x 7' Ceiling light point, UPVC double glazed window to the front and power points.



Doorway leading to:

INNER LOBBY/DRESSING ROOM

16' x 6' Ceiling light point, velux double glazed roof window and power points.

Doorway leading to:

BATHROOM

Ceiling light point, double glazed velux roof window, fully tiled shower enclosure, new shower, wash hand basin, close coupled W.C, vinyl floor covering and heated towel rail.



Doorway leading to:

BEDROOM TWO

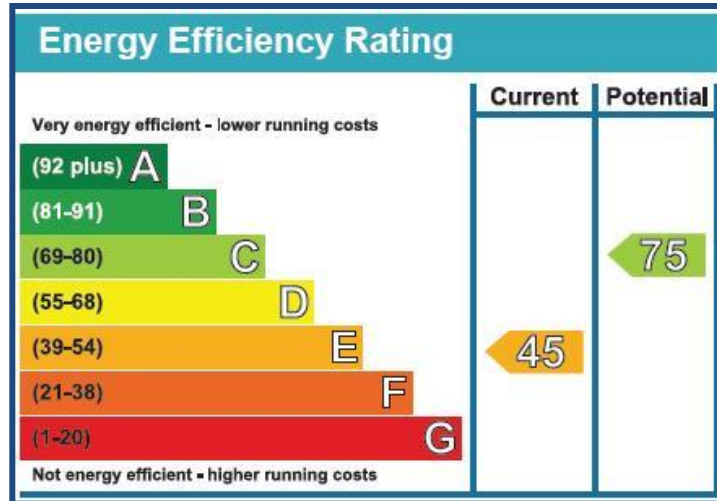
7' x 7'9 With ceiling light point, power points and corner wash hand basin.

30A ANNESLEY ROAD, HUCKNALL, NOTTINGHAM

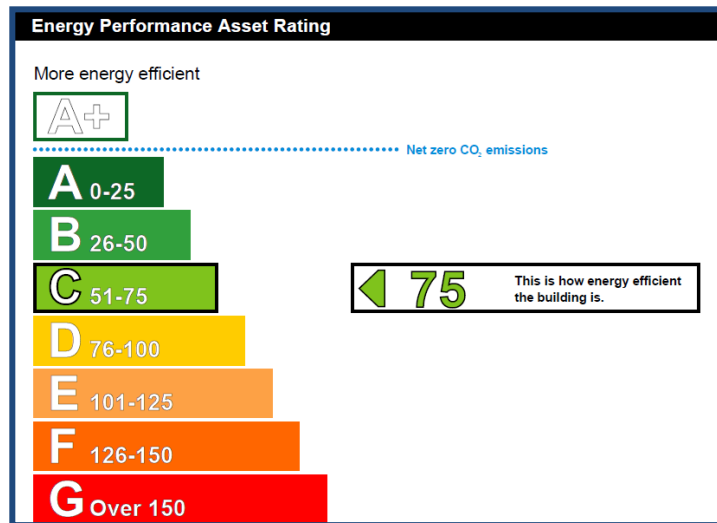
REAR YARD

Enclosed with a mixture of fencing and walling with a single car parking space.

FLAT EPC GRAPH



SHOP EPC GRAPH



30A ANNESLEY ROAD, 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.