

13 MOSQUITO GROVE

HUCKNALL

NOTTINGHAM

NG15 6WS



£254,800

VIEWING

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

TENURE

Freehold

- Modern Semi-Detached Property
- Four Sizable Bedrooms
- Ground Floor W.C.
- Family Bathroom & Ensuite
- Double Driveway
- Easily Maintained Rear Garden
- Well Presented Throughout
- Downstairs Underfloor Heating
- Close To Local Amenities

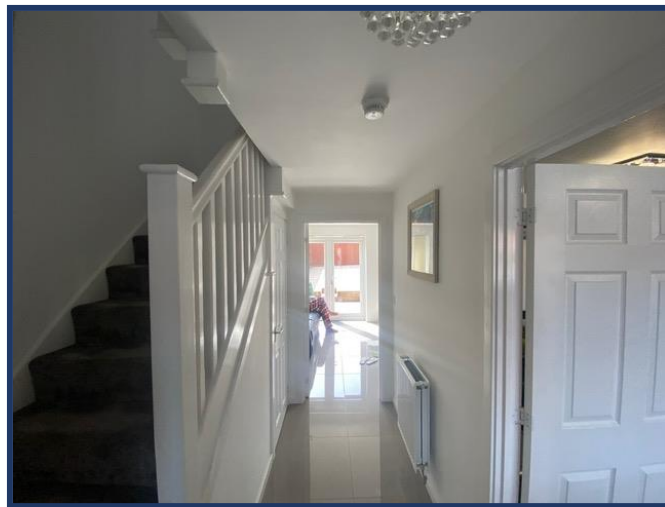
13 MOSQUITO GROVE, HUCKNALL, NOTTINGHAM

This spacious semi-detached property is the ideal family home and ready to move into! It is well presented throughout with neutral modern décor and high quality carpet floor coverings. Having a dining kitchen, lounge and ground floor W.C. Upstairs there are four sizable bedrooms, a family bathroom and ensuite. There is a double driveway to the front, easily maintained rear garden and the property is conveniently located close to local amenities. Early viewing recommended!

UPVC double glazed entrance door into:

HALLWAY

16' X 3'9" With radiator, underfloor heating, and ceiling light point.



Doors into:

LOUNGE

16'7" X 10'3" With UPVC double glazed window and patio doors to the rear, radiator, underfloor heating, power points and ceiling light point.



DINING KITCHEN

15'3" X 9'7" With a range of matching wall and base units, 1 ½ bowl stainless steel sink, integrated oven and grill, four ring gas hob with canopy style extractor fan over, space for fridge-freezer, space and plumbing for washing machine and dryer, UPVC double glazed window to the front, underfloor heating, power points and two ceiling light points.



GROUND FLOOR W.C.

5'6" X 3' With UPVC double glazed opaque window to rear, wash hand basin with mixer tap set into bathroom furniture, close couples W.C, radiator, underfloor heating and ceiling light point.



FIRST FLOOR LANDING

With power points and ceiling light point.

Doors into:

BEDROOM FOUR

6'9" X 10'3" With UPVC double glazed window to the rear, radiator, power points and ceiling light point.



BEDROOM THREE

9'7" X 12' With UPVC double glazed window to the front, radiator, power points and ceiling light point.



BEDROOM TWO

9'7" X 13'7" With UPVC double glazed window to the rear, radiator, power points and ceiling light point.



BATHROOM

6'8" X 5'7" With three-piece white suite comprising pedestal wash hand basin, close coupled W.C, bath with mixer tap and shower attachment, UPVC double glazed opaque window to the front, extractor fan and ceiling light point.



SECOND FLOOR LANDING

With power points and ceiling light point.

Door into:

MASTER BEDROOM

21'6" X 16'7" max (reducing to 9'6") With UPVC double glazed windows to the front and rear, two radiators, access to roof and storage space, power points and ceiling light point.



ENSUITE

6'8" X 6'7" With three-piece white suite comprising pedestal wash hand basin, close coupled W.C, shower enclosure, UPVC double glazed window to rear, towel rail radiator and ceiling light point.



OUTSIDE

To the front of the property there is a double driveway and side passage giving gated access to the rear. The rear garden is easily maintained having a full width patio area and is fully enclosed by fencing.



EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Council Tax Band: C

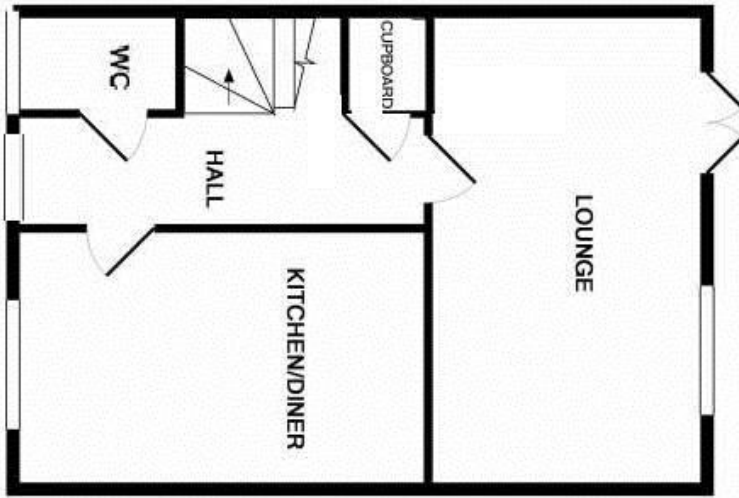
Local Authority: Ashfield District Council

Primary School: Ashfield Flying High Academy

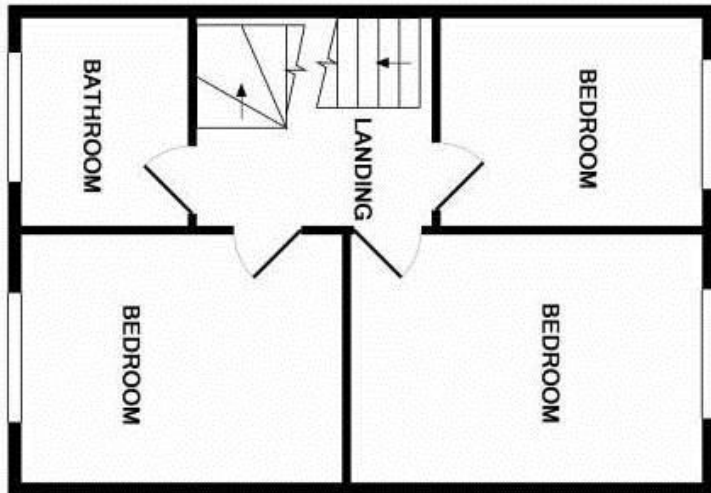
Secondary School: The Holgate Academy

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

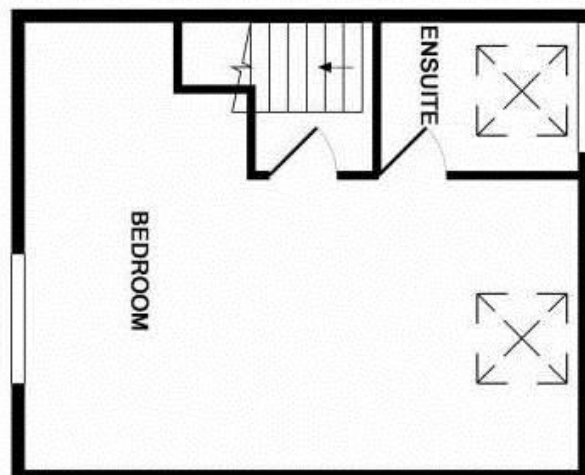
FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 SQ.M.)

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.