

**21 ADDISON DRIVE  
HUCKNALL  
NOTTINGHAM  
NG15 6NA**



**GUIDE PRICE £160,000 - £170,000**

**VIEWING**

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

**TENURE**

Freehold

- Semi Detached Property
- Two Double Bedrooms
- Dining Kitchen
- Downstairs W.C
- Front Yard and Rear Garden
- Situated on a Quite Street

## 21 ADDISON DRIVE, HUCKNALL, NOTTINGHAMSHIRE

This traditional semi-detached property is situated on a quiet street in a convenient location within walking distance of Hucknall Town Centre and the amenities it has to offer along with good public transport links to Nottingham and Mansfield.

The property offers a welcoming lounge, a modern dining kitchen and W.C to the ground floor with two double bedrooms and a family bathroom to the first floor. Outside the property is set back from the road with a small front garden and benefits from a good sized lawn garden to the rear.

Entrance door into entrance lobby with stairs to first floor landing and door into:

### LOUNGE

15' x 11'6" Attractively decorated the lounge has wood effect flooring, ceiling coving, UPVC double glazed window to the front, ceiling light point and television aerial point.



### KITCHEN

13'6" x 9' Fitted with a range of white wall and base units with coordinated work surfaces and wall tiling. There is a single drainer stainless steel sink with chrome mixer tap, integrated oven and hob with extractor over, space for fridge/freezer, and space and plumbing for washing machine. The dining kitchen has a ceiling light point, two UPVC double glazed windows to the rear and door to the rear lobby.



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**REAR LOBBY**

With ceiling light point, access to storage space and UPVC door opening onto the rear.

**DOWNSTAIRS W.C**

With ceiling light point, close coupled W.C and pedestal wash hand basin.

**STAIRS TO FIRST FLOOR LANDING**

With ceiling light point and access to roof space.

**BEDROOM ONE**

**16' x 10'** With UPVC double glazed window to the front, ceiling light point with fan, ceiling coving, and radiator.



**BEDROOM TWO**

**10'2" x 9'9"** With UPVC double glazed window to the rear, ceiling light point, and radiator.

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**BATHROOM**

**8' x 7'3"** The bathroom has been fitted with a three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and close coupled W.C. There is partial wall tiling, UPVC double glazed window to the rear, ceiling light point and a door to the airing cupboard.



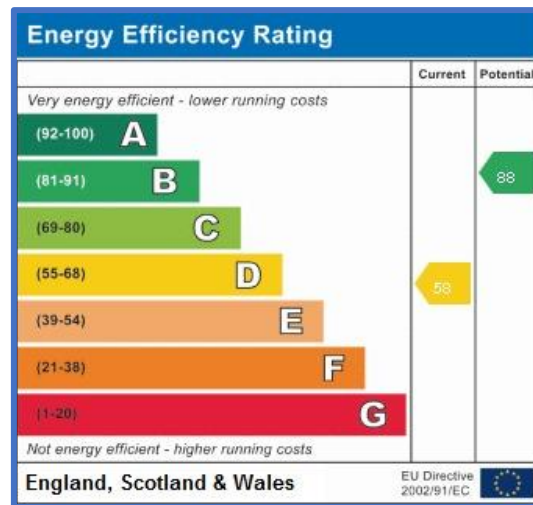
**OUTSIDE**

To the rear of the property affords an elevated position and boasts a well-maintained garden which is fully enclosed with a mixture of fencing.



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### ENERGY PERFORMANCE RATING



### ADDITIONAL INFORMATION

This property is currently tenanted and can be purchased as an investment with the tenant in situ or for owner occupation as preferred.

**Local Council** – Ashfield District Council

**Council Tax Band** – A

**Primary School** – Hillside Primary and Nursey School

**Secondary School** – National Church of England Academy

**Stamp Duty on Asking Price:** £900.00 (Costs will vary if you are a first time buyer or if being purchased as a second 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 marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's 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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.