

**219 KENBROOK ROAD
HUCKNALL
NOTTINGHAMSHIRE
NG15 8HZ**



£240,000

VIEWING

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

TENURE

Freehold

- Large Semi Detached Property
- Four Bedrooms
- Modern Kitchen
- Family Bathroom
- Easily Maintained Garden
- Garage and Driveway
- Close To Local Amenities

219 KENBROOK ROAD, HUCKNALL, NOTTINGHAMSHIRE

This beautifully presented, four bedroom modern family home is located on a quiet road close to local amenities.

This semi-detached property offers a combined kitchen/living room/dining room, a downstairs W.C., a study, four bedrooms one with an ensuite, a family bathroom and an easily maintained garden to the rear. The property also benefits from a driveway for multiple cars and a garage.

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the living/kitchen/dining room, downstairs W.C. and the study, radiator, power and ceiling light point.

LIVING/DINING ROOM

12'10" x 13' A family room with UPVC double glazed patio doors into the garden, radiator, power and ceiling light points.



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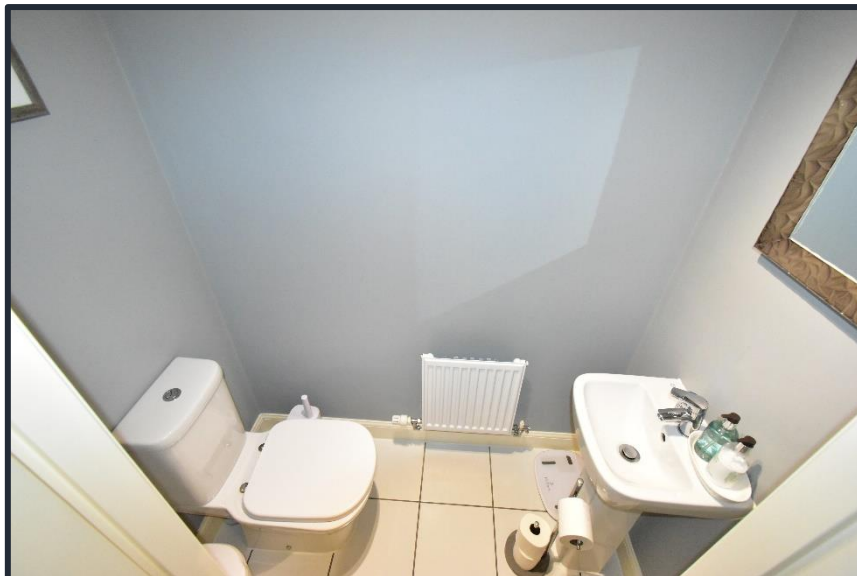
KITCHEN

10" x 9'6" Fitted with a range of wall and base units in a white finish with coordinating wood work surfaces, integrated oven, four ring electric hob with extractor fan over and splashback, integrated fridge freezer, stainless steel sink with mixer tap and drainer, power points and ceiling spotlights.



DOWNSTAIRS W.C

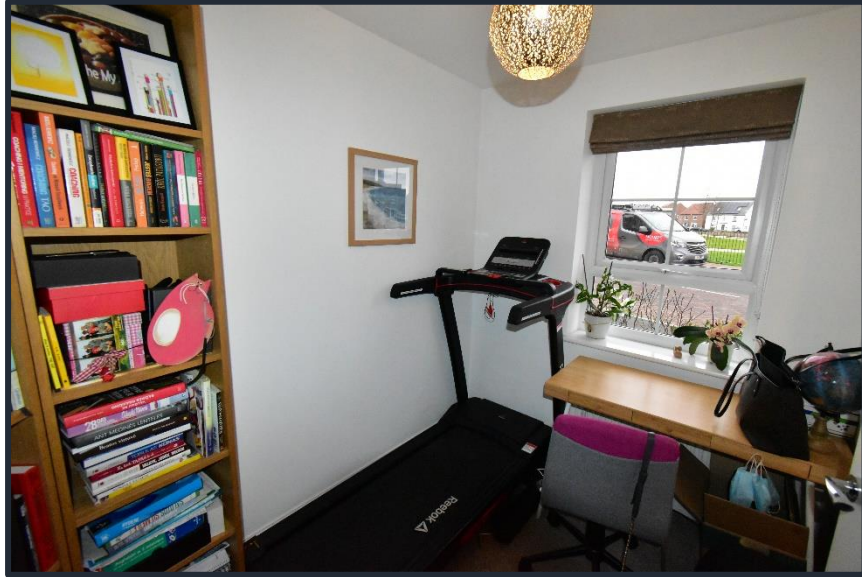
With a W.C, wash hand basin, radiator and ceiling light point.



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STUDY

6'1" x 9'1" With a UPVC double glazed window to the front, radiator, power and ceiling light points.



FIRST FLOOR LANDING

With access to two bedrooms, the family bathroom and stairs to the second floor.



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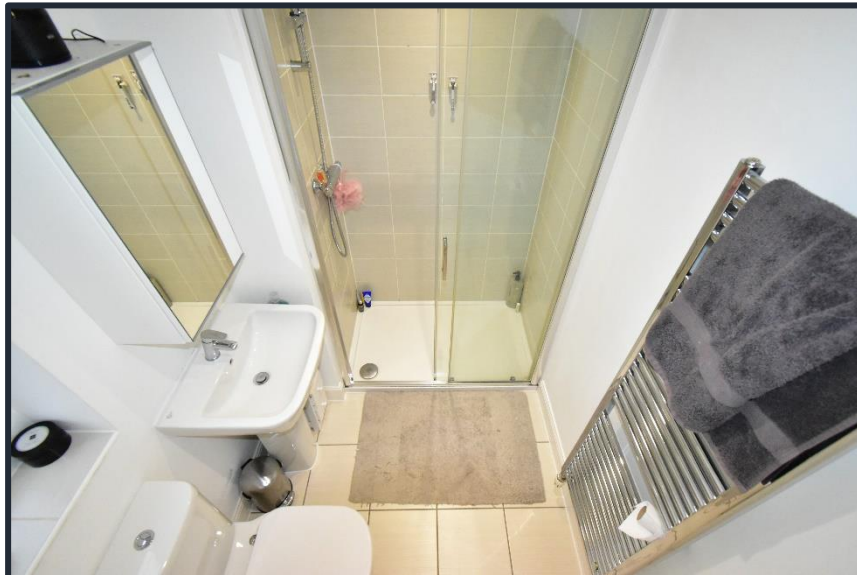
BEDROOM ONE

9'11" x 13" With UPVC double glazed windows to the front, radiator, power and ceiling light points.



EN SUITE

7" x 5" With UPVC double glazed window to the side, toilet, wash hand basin, shower cubicle, chrome towel radiator and ceiling light point.



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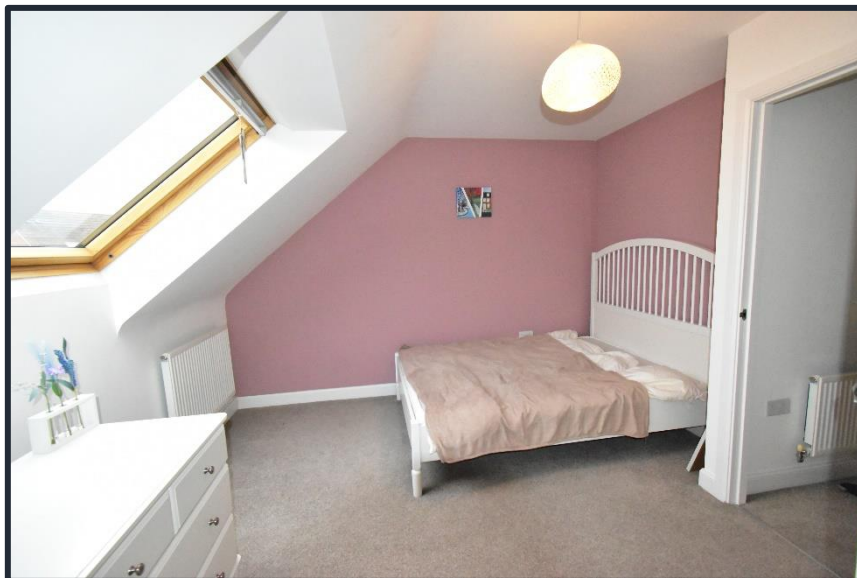
BEDROOM TWO

10" x 13" With UPVC double glazed window to the front, radiator, power and ceiling light points.



BEDROOM THREE

12'9" x 11'6" With Velux window, radiator, power and ceiling light points.



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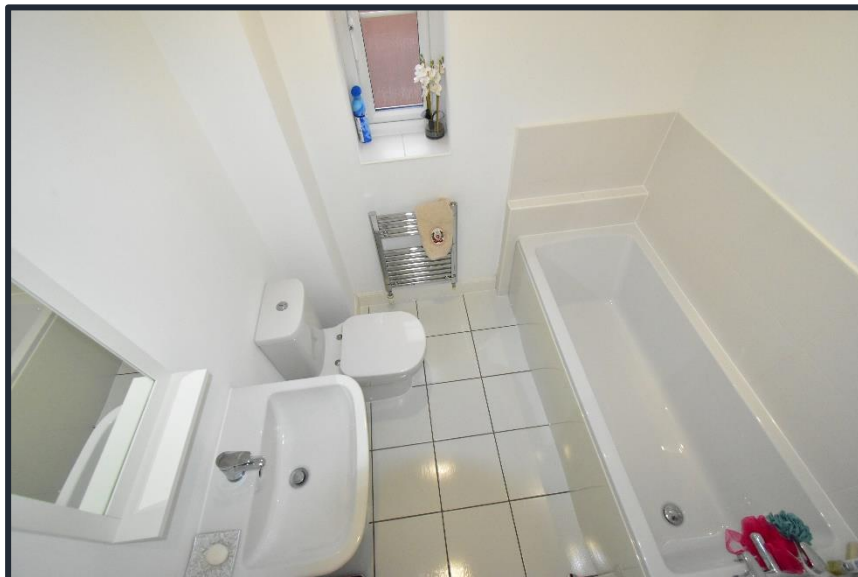
BEDROOM FOUR

12'9" x 7'6" With double glazed window to the front and a Velux window, radiator, power and ceiling light points.



BATHROOM

6'4" x 5'9" With UPVC double glazed opaque window to the side of the property, with white three piece suite comprising of a bath, wash hand basin and W.C, part tiled walls, chrome towel radiator and ceiling light point.



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OUTSIDE

To the rear of the property there is a well maintained garden with a patio area directly outside the doors from the living room and lawn thereafter.



EPC GRAPH

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

ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – C

Primary School – Beardall Fields Primary and Nursery School/Leen Mills Primary School

Secondary School – Holgate Academy/The National Academy

Stamp Duty on Asking Price: £2,300 (Additional costs may apply 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.