

**103 DERBYSHIRE LANE
HUCKNALL
NOTTINGHAMSHIRE
NG15 7GF**



£220,000

VIEWING

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

TENURE

Freehold

- Terraced Property
- Three Bedrooms
- Dining/Kitchen
- Family Bathroom
- Good Sized Garden
- Garden Room
- Close To Local Amenities

103 DERBYSHIRE LANE, HUCKNALL, NOTTINGHAMSHIRE

This large three bedroom property is located on a popular street close to local amenities.

To the ground floor the property offers a large living room, spacious kitchen/diner, utility room/study, downstairs W.C. and a sun room, whereas the first floor offers two good sized bedrooms and the family bathroom and finally the second offers a further bedroom, with an En suite.

Entrance door into:

HALLWAY

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



LIVING ROOM

12'6" x 15" A spacious family room with a feature fireplace, radiator, power and ceiling light points.



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DINING/KITCHEN

12'6" X 12'6" Fitted with a range of wall and base units in a cream finish with coordinating wooden work surfaces, part wall tiling, space and plumbing for fridge/freezer, space and plumbing for oven, sink with mixer tap, window to the rear, radiator, power points and ceiling spotlights.



UTILITY ROOM/STUDY

7'3" X 10'3" Between the kitchen and the sun room is a good sized utility room/study with cupboards matching the kitchen, window to the side, radiator, power points and ceiling spotlights.



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SUN ROOM

14' x 6'9" Following on from the utility room/study is a bright sun room with windows to the rear and side and a velux window to the roof, patio doors to the side of the property, radiator, power and ceiling light points.

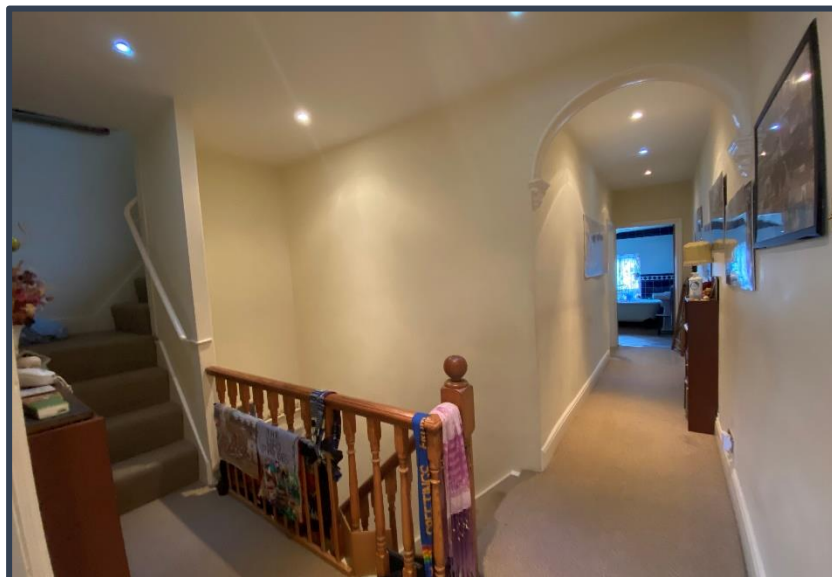


DOWNSTAIRS W.C.

With windows to the side, W.C., wash hand basin and ceiling light point.

FIRST FLOOR LANDING

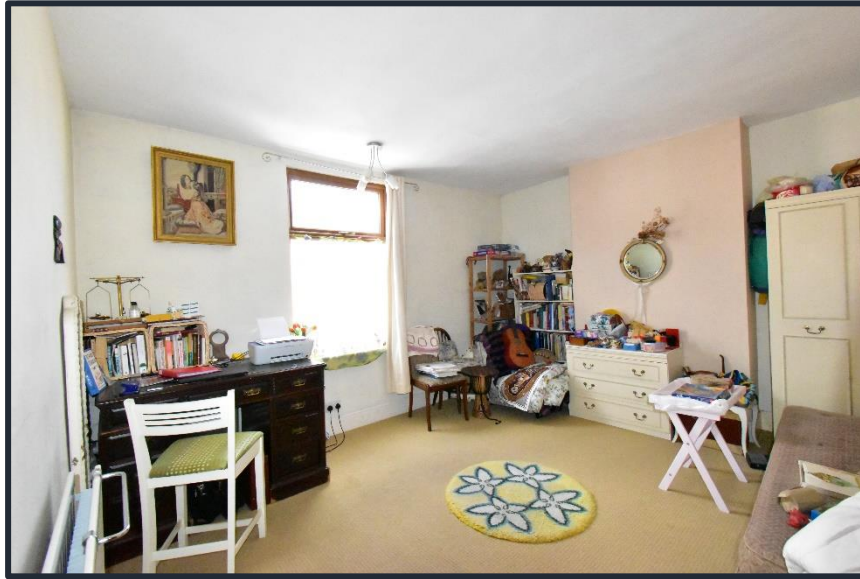
With access to two bedrooms, stairs to the second floor landing, radiator, power points and ceiling spotlights.



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BEDROOM ONE

14'6" x 12'6" With window to the front, radiator, power and ceiling light points.



BEDROOM TWO

12'6" x 10'6" With double glazed window to the rear, radiator, power and ceiling light points.

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SECOND FLOOR LANDING

With access to two bedrooms and the family bathroom

BATHROOM

9'9" x 7" With window to the rear, white three piece suite comprising of a bath, W.C., wash hand basin, separate shower cubicle, tiled walls, radiator and ceiling light point.



ATTIC ROOM

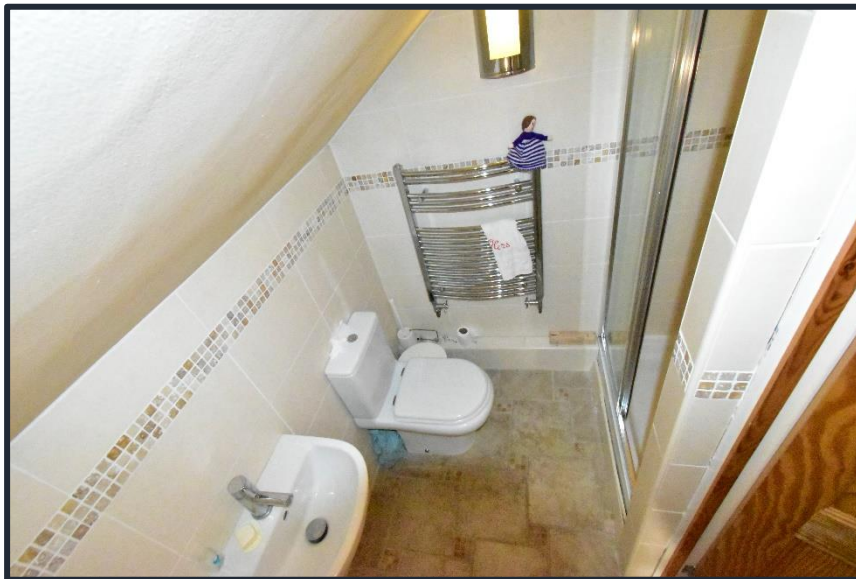
18'3" x 13'3" With a velux window to the rear, a large storage room measuring 13" x 7'9" off the attic room also with a velux window, currently used as a bedroom, radiator, power and ceiling light points.

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EN SUITE

With W.C. wash hand basin, shower cubicle, part tiled walls, chrome towel radiator and ceiling light point.



OUTSIDE

To the rear of the property there is a well maintained garden with a patio directly outside the house, with an area laid to lawn and a path down to the garden room.

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GARDEN ROOM

10'9" x 13'9" A brick built building with patio doors.



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EPC GRAPH

ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – B

Primary School – Hillside Primary and Nursery School

Secondary School – The National School

Stamp Duty on Asking Price: £1,800 (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

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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.