

**20 CADDAW AVENUE
HUCKNALL
NOTTINGHAMSHIRE
NG15 7LW**



£250,000

VIEWING

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

TENURE

Freehold

- Modern Detached Property
- Three Bedrooms
- Driveway & Garage
- UPVC Double Glazed
- Gas Central Heating
- Within walking distance of Town Centre

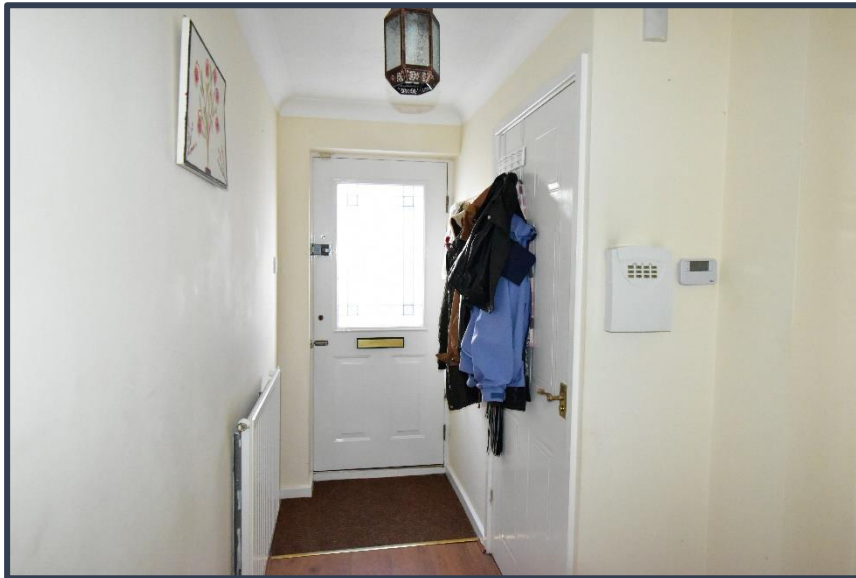
20 CADDAW AVENUE, HUCKNALL, NOTTINGHAMSHIRE

Modern three bed detached property with driveway and detached single garage in a popular location.

Entrance door into:

HALLWAY

Which has radiator, power point, ceiling coving, ceiling light point and stairs to first floor landing.



LOUNGE

15'6 x 15' max. Which has UPVC double glazed leded window to the front, thermostatically controlled radiator, power points, TV aerial point, telephone point, ceiling light point and ceiling coving.



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KITCHEN/DINER

15' x 10'. Kitchen has UPVC double glazed window to the rear, range of wall and base units, roll top work surfaces with tiled surround, illuminated extractor over gas hob with built in oven and grill, whirlpool fridge, space and plumbing for washing machine, single drainer stainless steel sink with chrome mixer taps, power points and ceiling light point. Dining area has UPVC double glazed patio doors overlooking and opening onto rear garden. Thermostatically controlled radiator, two double power points and ceiling light point.



GROUND FLOOR W.C

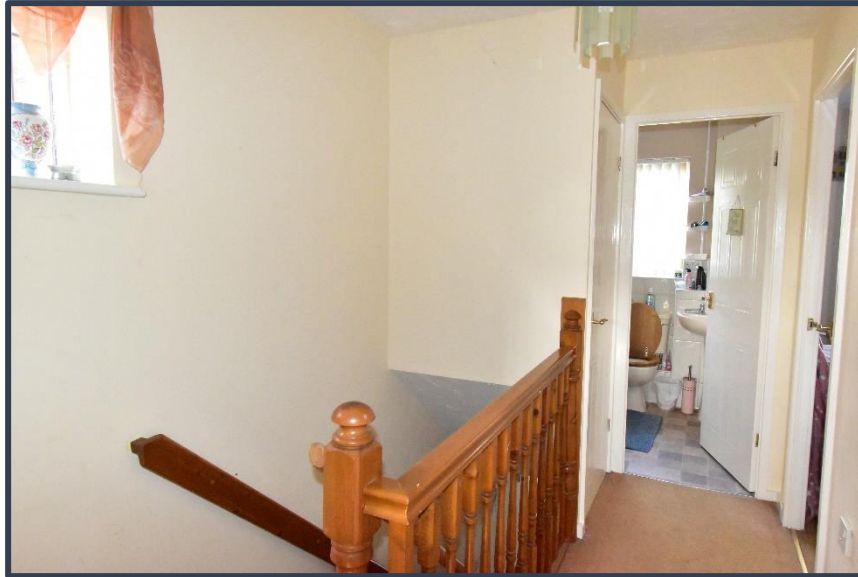
UPVC double glazed leaded window to the front, closed cupboard WC, wash hand basin with tiled splash back, thermostatically controlled radiator and ceiling light point.



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LANDING

UPVC double glazed leaded window to the side, power point, ceiling light point and access to insulated roof space.



BEDROOM ONE

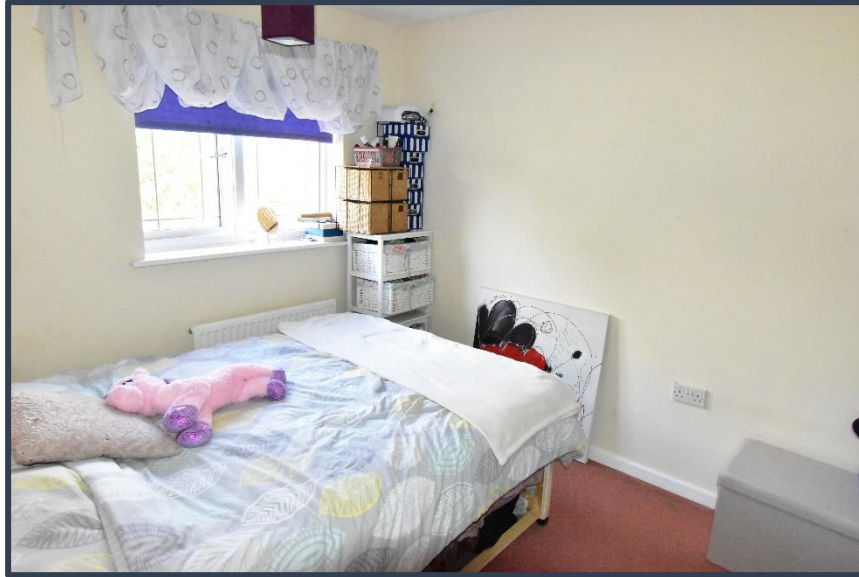
12'6" x 8'3". UPVC double glazed window to the rear, thermostatically controlled radiator, power points, ceiling light point and fitted wardrobe.



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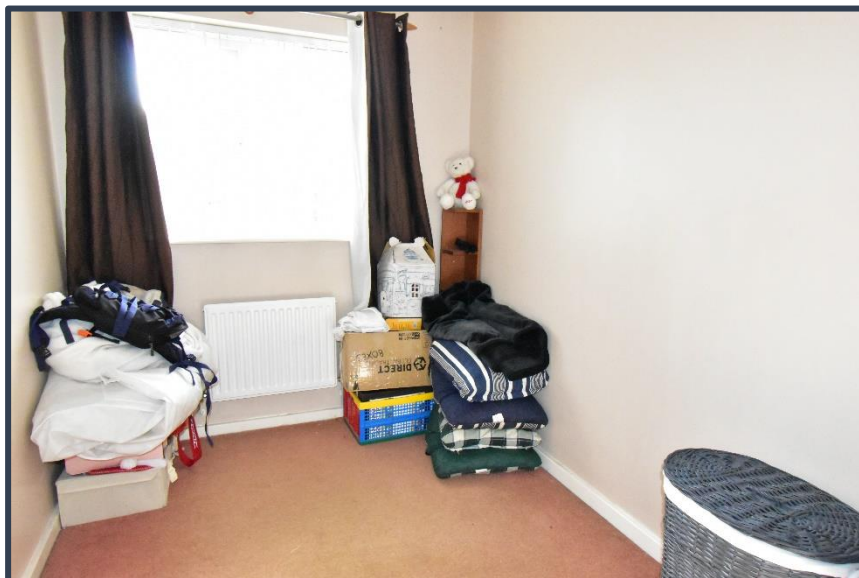
BEDROOM TWO

11' x 8'6". UPVC double glazed window to the front, thermostatically controlled radiator, power point and ceiling light point.



BEDROOM THREE

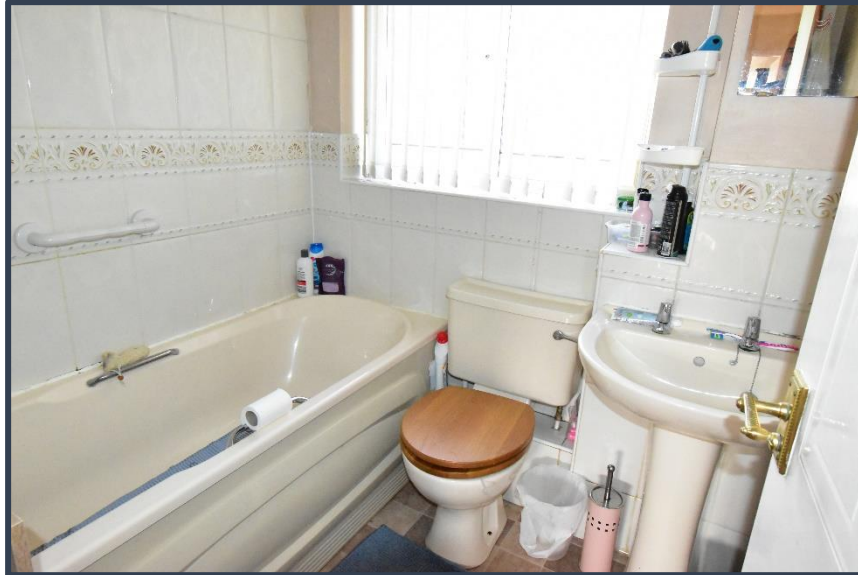
9'3" x 6'9". Which has UPVC double glazed window to the rear, thermostatically controlled radiator, power point and ceiling light point.



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BATHROOM

Three piece suite comprising of panelled bath with shower over and tiled surround, closed cupboard WC, wash hand basin, part wall tiling, radiator, twin voltage shaver point, extractor, ceiling light point and UPVC double glazed leaded window to the front.

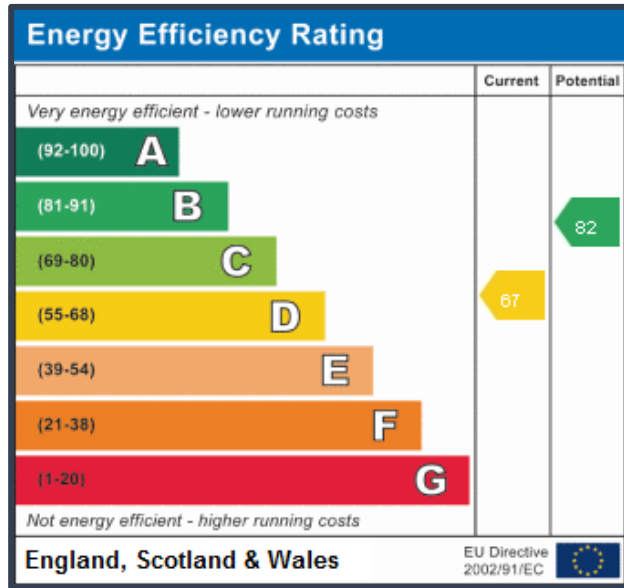


OUTSIDE

To the rear of the property there is gated access to the drive, patio area with covered pergola, small decked area, pathway with further patio areas with deep borders with a variety of planting, outside tap, and the rear garden benefits from being south facing.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – C

Primary School – Beardall Fields Primary and Nursery School

Secondary School – The National School

Stamp Duty on Asking Price: £2500 (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.