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Sales & Lettings

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**NO
CHAIN**

**566 MOOR ROAD
BESTWOOD VILLAGE
NOTTINGHAMSHIRE
NG6 8TE**



£180,000

VIEWING

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

TENURE

Freehold

- End Town House
- Three Bedrooms
- UPVC Double Glazed
- Gas Central Heating
- Village Location
- Large Driveway
- Close To Local Amenities

566 MOOR ROAD, BESTWOOD VILLAGE, NOTTINGHAMSHIRE

This well presented, three bedrooms, end town house is located in a popular area of Nottingham close to local amenities.

The property has a spacious living room and modern dining kitchen to the ground floor, whilst the first floor has three good sized bedrooms and the family bathroom.

Entrance door into:

HALLWAY

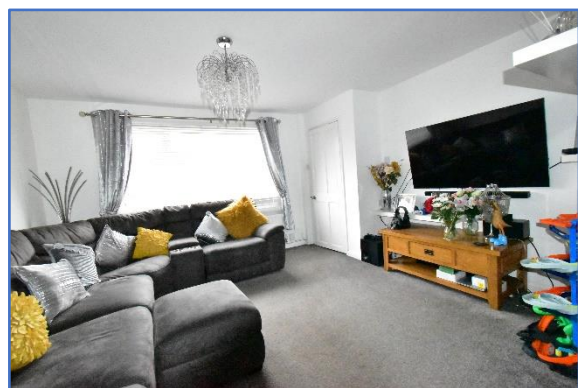
From the hallway there is access to the first floor landing, radiator and a ceiling light point.



Door into:

LOUNGE

12'6" x 11'9" The lounge has a UPVC double glazed window to the front, radiator, wall mounted pebble effect electric fire, numerous power points, TV aerial point, wiring and bracket for a wall mounted TV, telephone point and a ceiling light point.



Glazed and panelled double French doors into;

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KITCHEN/DINER

15'6" x 9'6" The dining area has a doorway and window to the rear, radiator, power point, laminate flooring and a ceiling light point. The kitchen area has a range of units with roll top work surfaces, co-ordinated tiled surround, UPVC double glazed window to the rear, 1 ½ bowl single drainer sink with chrome mixer tap, separate filtered cold water feed, stainless steel range style cooker with five gas rings, double oven and grill, stainless steel splash backs, built in oven with hob above and stainless steel canopy style extractor, space and plumbing for a washing machine, power points, a ceiling light point and continuation of laminate flooring.



FIRST FLOOR LANDING

There are power points and a ceiling light point.

Door into:

BATHROOM

The bathroom has wall tiling, white three piece suite comprising; panelled bath with an electric shower over, pedestal wash hand basin and a close coupled WC. There is a radiator, wall mirror, bathroom cabinet, ceiling light point, UPVC double glazed opaque window to the rear, and laminate flooring.



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BEDROOM ONE

11'6" x 8'3" Bedroom one has a UPVC double glazed window to the front, radiator, power point and ceiling spotlights.



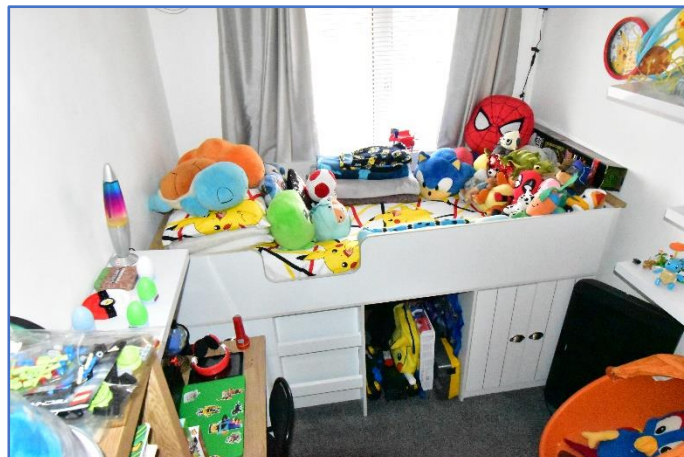
BEDROOM TWO

11' x 8'9" This bedroom has a UPVC double glazed window to the rear, power points, radiator and a ceiling light point.



BEDROOM THREE

8'6" x 6'9" There is a UPVC double glazed window to the front, radiator, power points and ceiling spotlights.



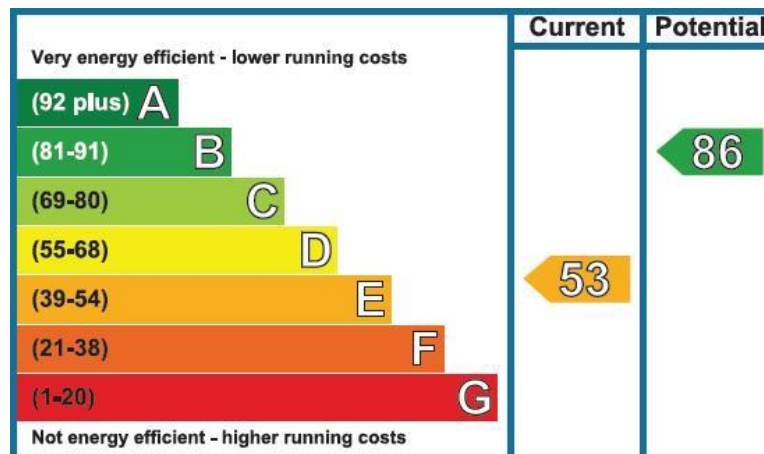
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OUTSIDE

The rear garden has been made low maintenance; it has a patio area, raised borders, hard standing area with a garden shed, outside tap, benefits from a southerly aspect and is not overlooked from the rear.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School – Hawthorne Primary & Nursery School

Secondary School – The Oakwood Academy

Stamp Duty on Asking Price: N/A (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.