

**1a SHORTWOOD AVENUE
HUCKNALL
NOTTINGHAMSHIRE
NG15 6BY**

**NO
CHAIN**



£195,000

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
- Open Plan Living Room/
Kitchen
- Modern Family Bathroom
- Beautifully Presented
- Multi-Purpose Garden Room
- Large Driveway and Garage
- Gas Central Heating (Combi-
Boiler)

1a SHORTWOOD AVENUE, HUCKNALL, NOTTINGHAMSHIRE

This beautifully presented, two bedroomed, semi-detached property is located close to local amenities and public transport in a much sought after area of Nottingham and benefits from a large driveway with space for multiple vehicles as well as additional parking and garage to the rear.

The property offers an open plan living room/kitchen to the ground floor whilst the first floor has two double bedrooms and a modern family bathroom. The rear garden is easy to maintain with grass laid to lawn and benefits from a fully insulated, purpose-built outbuilding that currently serves as a garden room with T.V. aerial, power, and ceiling light points.

Composite entrance door into:

HALLWAY

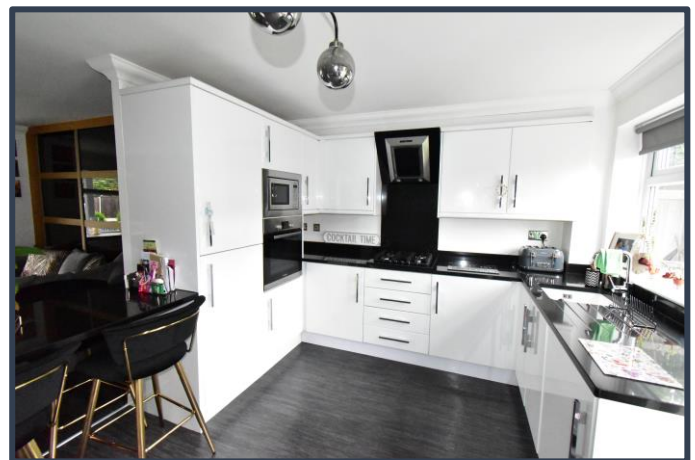
With an integrated cupboard for coat and shoe storage, radiator, ceiling light point, access to the living room and stairs to the first-floor landing.

Door into:

LOUNGE/DINING KITCHEN

27' x 13'4" This spacious family room has an open plan design from the lounge area through to the dining kitchen. To the lounge there is a UPVC double glazed bay window to the front including white venetian shutters and a fully integrated window seat which provides extra seating for guests as well as a lovely sunny spot to sit and relax in. There are full length sliding glazed doors leading to under stairs storage with space for a tumble dryer and external ventilation, making an attractive feature wall to the room. In addition, there is a TV ariel point, radiator, ceiling coving, power and wall/ceiling light points.

Modern kitchen fitted with a range of wall and base units in a white finish with coordinating granite work surfaces, integrated fridge freezer, integrated washing machine, integrated electric oven and microwave, four ring gas hob with extractor fan over, sink with chrome mixer tap, granite breakfast bar with seating for four people, UPVC double glazed windows to the rear, door to the rear garden, radiator, power and ceiling light points.



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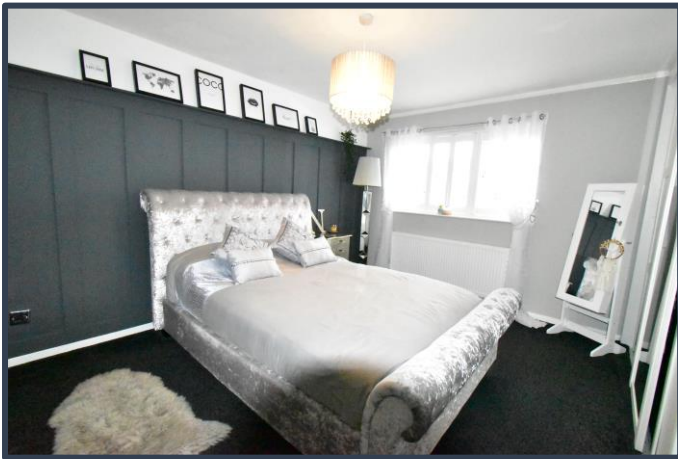
FIRST FLOOR LANDING

With access to the loft, both bedrooms and the family bathroom.

Door into:

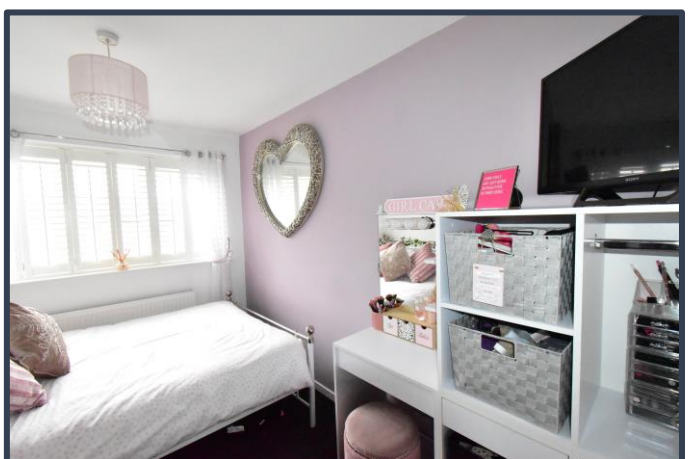
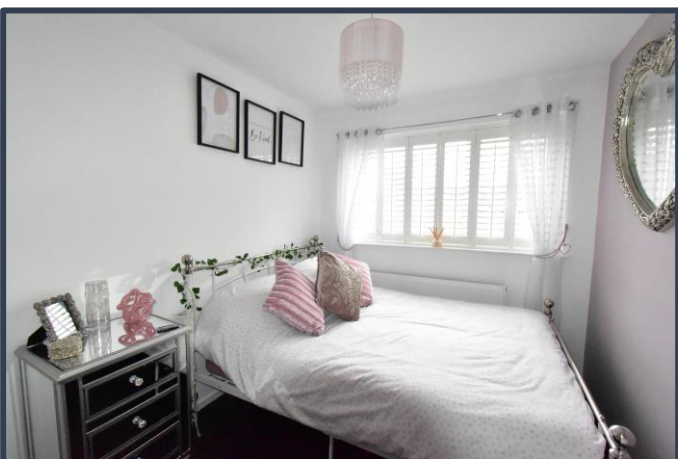
BEDROOM ONE

13'5" x 14' With UPVC double glazed window to the front, white wooden shutters, large built-in wardrobe to include full storage area, TV ariel point, radiator, power and ceiling light points.



BEDROOM TWO

11'3" x 7'7" With UPVC double glazed window to the rear, white wooden shutters, TV ariel point, radiator, power and ceiling light points.



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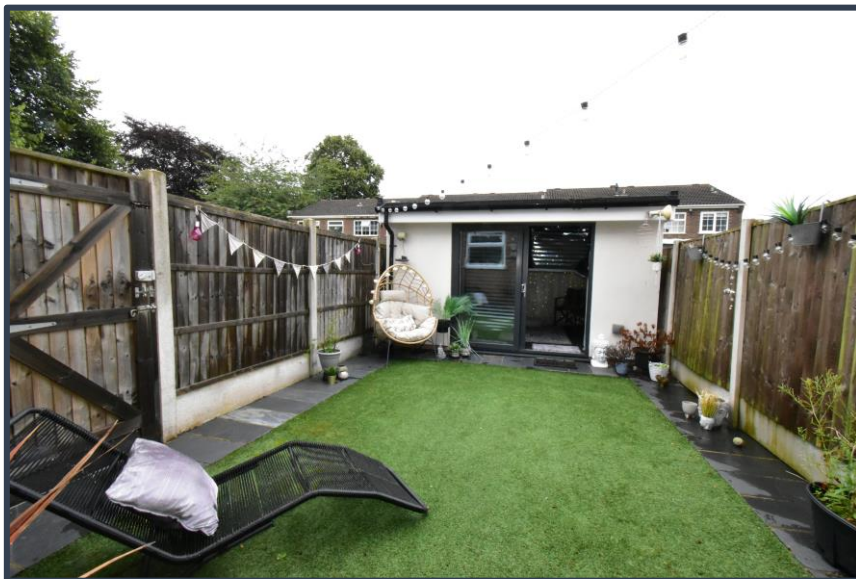
BATHROOM

Three-piece white suite comprising wash hand basin built into vanity, close coupled W.C. and P-shaped bath with shower over, part wall tiling, UPVC double glazed opaque window, chrome towel radiator, extractor fan and ceiling light point.



OUTSIDE

To the front there is a garden laid to lawn enclosed by fencing and a block paved driveway providing parking for multiple vehicles. To the rear of the property there is an easy to maintain garden which is fully enclosed by fencing; there is a section laid to lawn in the middle and path round the edges leading to the garden room. From the garden there is gated access to additional rear parking and garages, one of which belongs to the property.



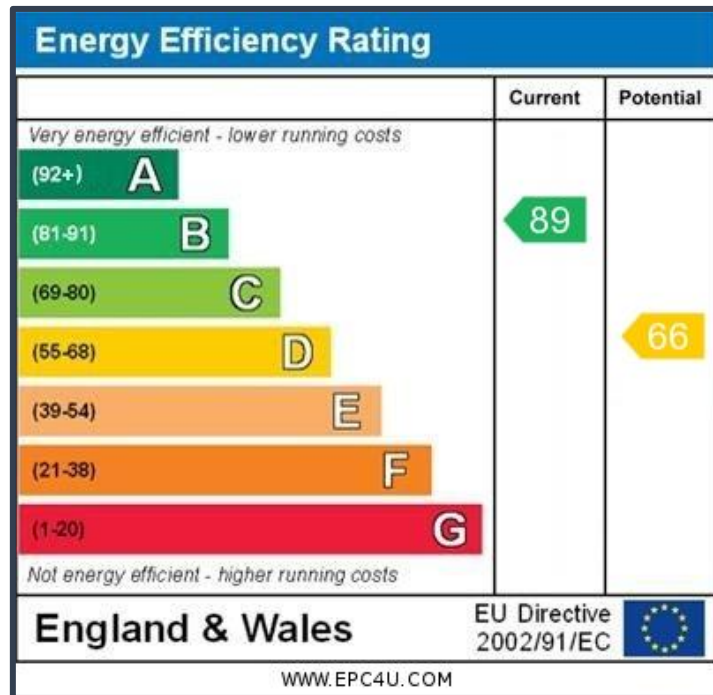
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GARDEN ROOM

Fully insulated, brick-built outbuilding that acts as a multi-purpose room with UPVC double glazed patio doors opening into the garden, electric wall heating, TV aerial point, power and ceiling light points.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

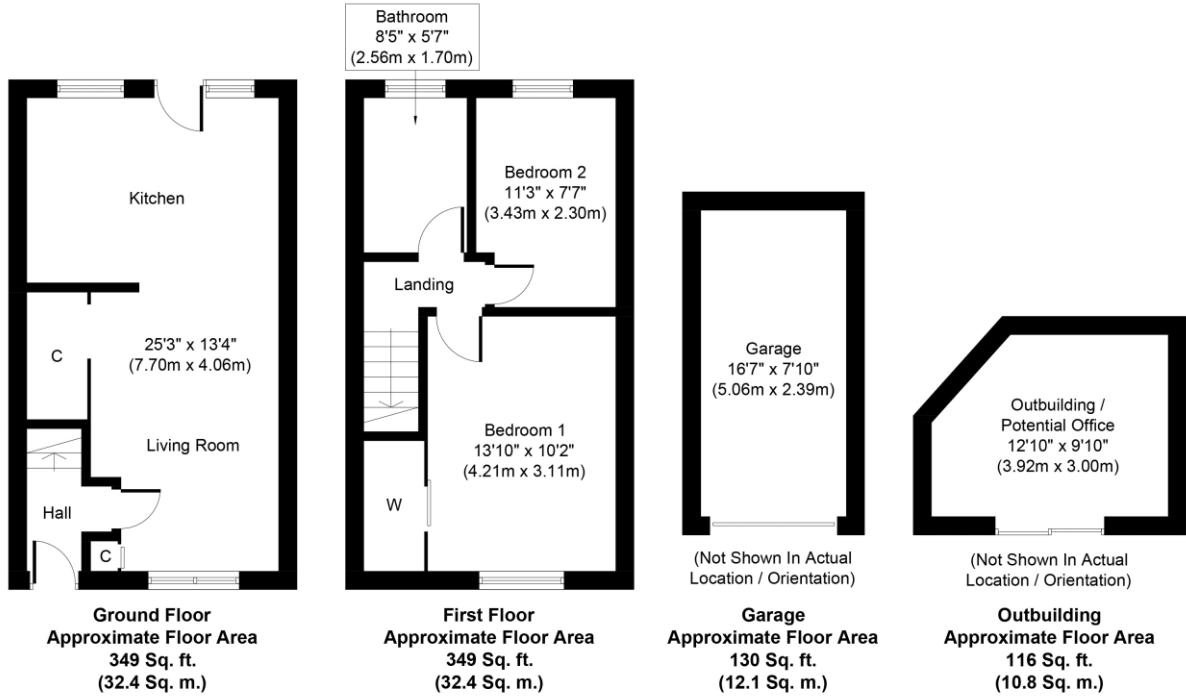
Primary School – Butlers Hill Infant and Nursery School/Broomhill Junior School

Secondary School – Holgate Academy

Stamp Duty on Asking Price: N/A (Additional costs may apply if being purchased as a second property)

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FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.