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hucknall  
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NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**39 FLORENCE STREET**

**HUCKNALL**

**NOTTINGHAM**

**NG15 6EB**



**£120,000**

**VIEWING**

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

**TENURE**

Freehold

- Mid-Terraced Property
- Two Bedrooms
- Two Reception Rooms
- UPVC Double Glazed
- Gas Central Heating
- Rear Garden
- Viewing Highly Recommended!

## **39 FLORENCE STREET, HUCKNALL, NOTTINGHAM.**

There is a UPVC double glazed front entrance door into:

### **LOUNGE**

**12' max x 11'6"** With UPVC double glazed window to the front, radiator, power points, ceiling light point, feature fireplace, built-in meter cupboard and door to stairs to first floor landing.



### **DINING-ROOM**

**12' x 12' max** With UPVC double glazed window to the rear, fitted cupboard, wall mounted gas fire, radiator, power points, ceiling light point and door to under stairs storage cupboard.



### **INNER LOBBY**

With UPVC double glazed door to the rear, radiator, power points and ceiling light point.

**39 FLORENCE STREET, HUCKNALL, NOTTINGHAM.**

**KITCHEN**

With UPVC double glazed window to the rear, wall and base units, single drainer stainless steel sink, space for oven, space and plumbing for washing machine, ceiling light point, power points and extractor.



**LANDING**

With smoke alarm, ceiling light point and access to insulated roof space.

**BEDROOM ONE**

**12' x 11'6"** With UPVC double glazed window to the front, radiator, power points, ceiling light point and built-in storage cupboard.



**39 FLORENCE STREET, HUCKNALL, NOTTINGHAM.**

**BEDROOM TWO**

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



**BATHROOM**

With three-piece white suite comprising panelled bath, pedestal wash hand basin, low flush W.C, wall tiling, electric shower over bath, shower screen, UPVC double glazed window to the rear, radiator, ceiling light point, built-in cupboard housing boiler and carbon monoxide alarm.



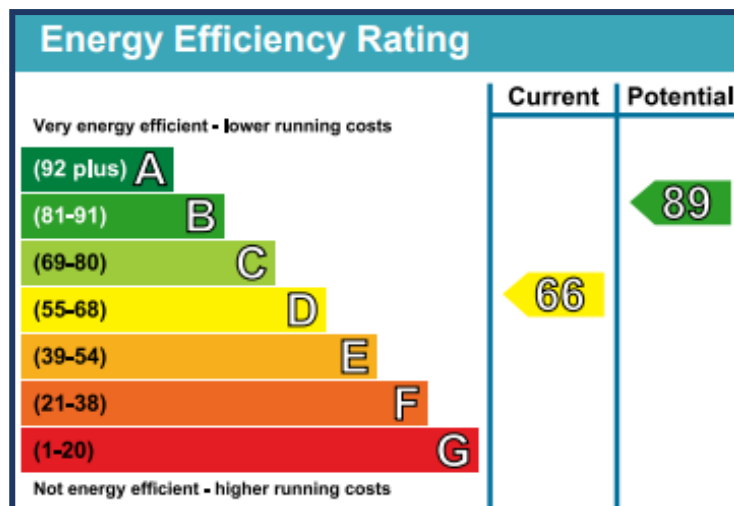
## 39 FLORENCE STREET, HUCKNALL, NOTTINGHAM.

### OUTSIDE

At the rear there is a private low maintenance garden which is enclosed with new fencing. There is a useful brick store which is in good order which has recently been re-roofed.



### EPC GRAPH



### ADDITIONAL INFORMATION

**Council Tax Band: A**

**Local Authority: Ashfield District Council**

**Primary School: Holgate Primary & Nursery School**

**Secondary School: Holgate Academy**

### DIRECTIONS

On leaving our Hucknall Office, turn left onto the High Street and then turn left onto Watnall Road. Turn left onto Farleys Lane and turn right onto Hazel Grove. Turn left onto Florence Street where the property will be easily identified by our 'For Sale' board.

## **39 FLORENCE STREET, HUCKNALL, NOTTINGHAM.**

### **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 market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers 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 insure 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 clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.