

**38 SHELTON AVENUE
HUCKNALL
NOTTINGHAMSHIRE
NG15 7QA**



£164,950

VIEWING

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

TENURE

Freehold

- Semi Detached Property
- Two Bedrooms
- Modern Kitchen
- Family Bathroom
- Easy To Maintain Garden
- Garage To Rear
- Close To Local Amenities

38 SHELTON AVENUE, HUCKNALL, NOTTINGHAMSHIRE

This beautifully presented two bedroom, semi detached property is located on a quiet street, close to local amenities, good schools and excellent transport links in a popular area of Nottinghamshire.

The property offers a spacious living room, dining area and modern kitchen to the ground floor, whilst the first floor has two good sized bedrooms and the family bathroom. Outside the property has a garage and easy to maintain garden to the rear and a driveway running down the side.

Entrance door into:

LOUNGE

12'5" x 7'10" A spacious family room with stairs to the first floor landing, access to the kitchen and dining room, radiator, power and ceiling light points.



KITCHEN/DINER

12'5" x 7'10" Fitted with a range of wall and base units in a white finish with coordinating roll top work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring gas hob, extractor fan, single drainer sink with mixer tap, UPVC double glazed window to the front, radiator, power and ceiling light points.



DINING AREA

8'3" x 8'2" Following on from the living room with UPVC double glazed window to the side, UPVC double glazed patio doors to the rear, radiator, power points and wall light point.



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FIRST FLOOR LANDING

With access to both bedrooms and the family bathroom, ceiling light point.

BEDROOM ONE

11'9" x 9'7" With UPVC double glazed window to the rear, storage cupboard, radiator, power and ceiling light points.



BEDROOM TWO

8'8" x 6'2" With UPVC double glazed window to the front, radiator, power and ceiling light points.



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BATHROOM

6'4" x 5'7" UPVC double glazed opaque window to the rear, white suite comprising of a wash hand basin, W.C. and shower cubicle, part tiled walls, radiator and ceiling light pint.

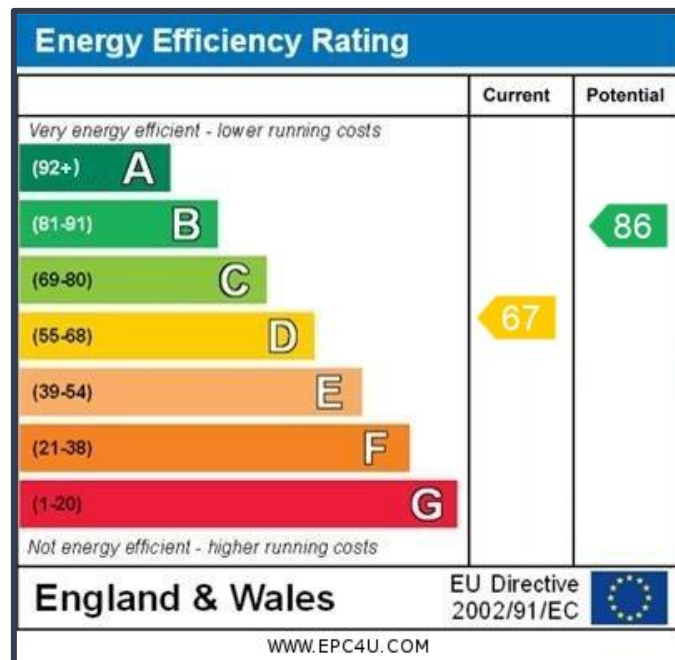


OUTSIDE

To the rear of the property there is an easy to maintain garden with a small astro turfed area and a concrete patio, a brick built garage with up and over door to the front and a door and window to the side.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

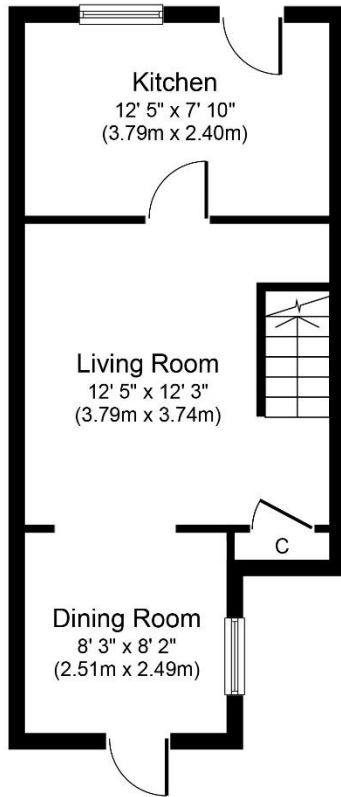
Primary School – Butlers Hill Infant and Nursery School/Broomhill Junior School

Secondary School – Holgate Academy/The National Academy

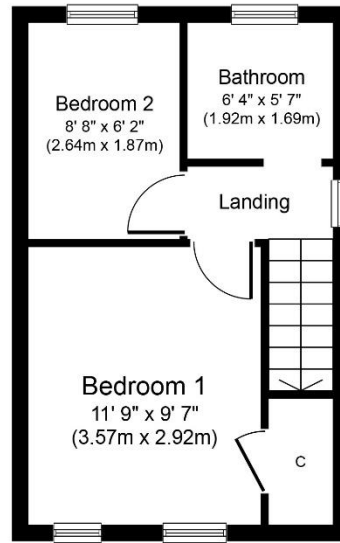
Stamp Duty on Asking Price: N/A (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Ground Floor
Approximate Floor Area
330 sq. ft.
(30.7 sq. m.)



First Floor
Approximate Floor Area
255 sq. ft.
(23.7 sq. m.)

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.