

**22 SHERBROOK ROAD
DAYBROOK
NOTTINGHAMSHIRE
NG5 6AP**



OFFERS OVER £140,000

VIEWING

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

TENURE

Leasehold

- Ground Floor Maisonette
- Two Bedrooms
- Modern Kitchen
- Family Bathroom
- Garden Access
- Garage Access
- Viewing Highly Recommended

22 SHERBROOK ROAD, DAYBROOK, NOTTINGHAMSHIRE

Need2View bring to market this two bedroom semi detached maisonette, located in a popular area of Nottinghamshire.

The property is conveniently located all on the ground floor, with a spacious living room, kitchen, two bedrooms and a family bathroom. The property has garden access and access to a garage.

Entrance door into:

HALLWAY

With access to all the rooms, radiator, power and ceiling light points.



LOUNGE

17'11" x 10'3" A spacious family room with patio doors to the front, feature fireplace, radiator, power and ceiling light points.



22 SHERBROOK ROAD, DAYBROOK, NOTTINGHAMSHIRE

KITCHEN/DINER

8'6" x 6'8" Fitted with a range of wall and base units in a wood effect finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring hob, extractor fan, window to the rear, power and ceiling light points.



BEDROOM ONE

17'0" x 6'5" With additional space for a dressing area, window, radiator, power and ceiling light points.

BEDROOM TWO

13'8" x 6'8" window, radiator, power and ceiling light points.

BATHROOM

6'8" x 5'0" White three piece suite comprising of a wash hand basin, W.C. and shower cubicle opaque window, radiator and ceiling light point.



22 SHERBROOK ROAD, DAYBROOK, NOTTINGHAMSHIRE

OUTSIDE

Access to a front facing garden which is laid to lawn.

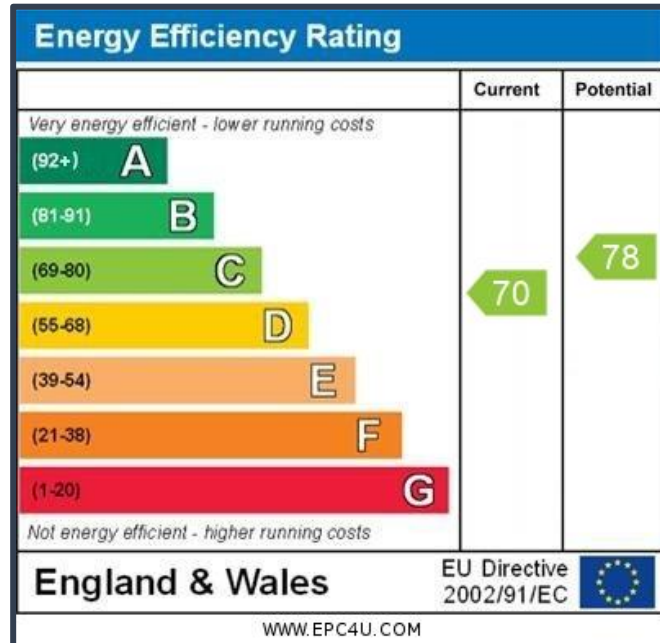


GARAGE

With up and over door.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – A

Primary School – Arnbrook Primary School

Secondary School – Arnold Hill Spencer Academy

Ground Rent: £25.00 Per Annum

Lease: 954 Years Left

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

22 SHERBROOK ROAD, DAYBROOK, NOTTINGHAMSHIRE

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.