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nottingham
NG15 7HJ

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Sales & Lettings

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**16 THE DRIFT
HUCKNALL
NOTTINGHAMSHIRE
NG15 8DT**



OFFERS OVER £310,000

VIEWING

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

TENURE

Freehold

- Detached Property
- Four Bedrooms
- Master with Ensuite
- Family Bathroom
- Rear Garden
- Downstairs WC
- Viewing Highly Recommended

16 THE DRIFT, HUCKNALL, NOTTINGHAMSHIRE

This four bedroom detached property is located in the thriving and popular area of the Hucknall Community. While being close by to all local amenities, including the local leisure centre and main high street. This property is perfect for a growing or existing family looking to upsize.

Entrance door into:

LOUNGE

15' 7" x 11' 4" A spacious family room with window to the front, feature fireplace, ceiling coving, radiator, power and ceiling light points.



DOWNSTAIRS WC

With WC and wash basin. Small window to the rear, radiator and ceiling light point.



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DINING ROOM

9' x 8' 10" With patio doors to the rear, side access to kitchen, radiator, power and ceiling light point.



KITCHEN

10' 2" x 9" Fitted with a range of wall and base units in a white finish with work surfaces, wall tiling above base units, space and plumbing for a washing machine, integrated oven, four ring hob, extractor fan, window to the rear, door to the rear, radiator, power and ceiling light point.



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FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, loft access, radiator, power and ceiling light points.

MASTER BEDROOM

12' 6" x 11'7" With window to the rear, access to ensuite, built in wardrobe, additional storage cupboard, radiator, power and ceiling light points.



ENSUITE

Three piece suite with shower cubicle, WC and wash basin. Window to the side, extractor cord and ceiling light point.



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BEDROOM TWO

9' 4" x 7' 4" With window to the side radiator, power and ceiling light points.



BEDROOM THREE

8' 11" x 8' 1" With window to the side radiator, power and ceiling light points.



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BEDROOM FOUR

8' 11" x 8' 1" With window to the rear, radiator, power and ceiling light points.



BATHROOM

9'4" x 5'6" White three piece suite comprising of a wash hand basin, W.C. and bath with shower over, partially tiled walls and ceiling light point.



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GARAGE

Single integral garage has up and over door to the front, power points, light and access door to the rear.

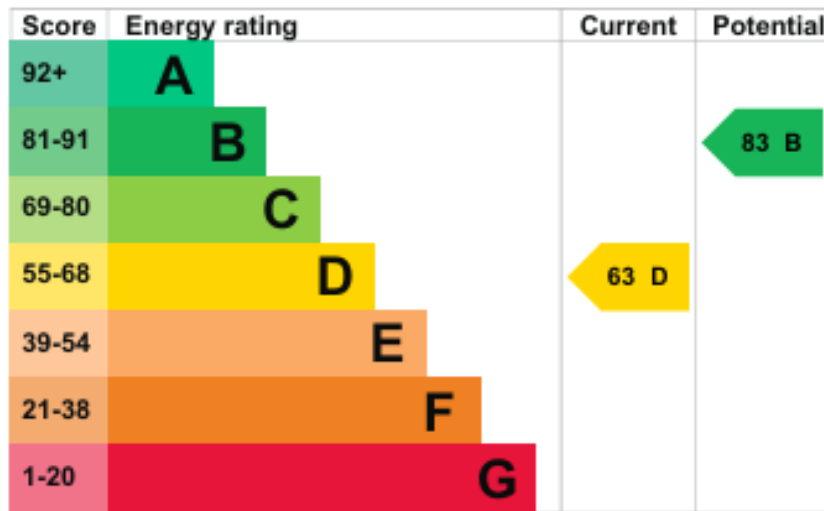
OUTSIDE

To the rear of the property there is good sized garden which has laid to lawn with planted borders, paved patio and fence boundaries.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – C

Primary School – Holy Cross Primary School, Leen Mills Primary School

Secondary School – 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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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.