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**NO
CHAIN**

**3 FERNDALE
MANSFIELD
NOTTINGHAMSHIRE
NG18 2RP**



£150,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottingham, NG18 1EB.

TENURE

Freehold

- Modern Three-Storey Town House
- Three Double Bedrooms
- Spacious Lounge / Dining Room
- Family Bathroom & En-Suite
- Ground Floor W.C.
- Attractive Low Maintenance Garden
- Off Street Parking
- Popular & Convenient Location Just Off Nottingham Road

3 FERNDALE, MANSFIELD, NOTTINGHAMSHIRE

This three-storey town house, built in 2013 by Rippon Homes, is situated on a small development just off Nottingham Road close to amenities including Sainsbury's and Aldi supermarkets, the Odeon cinema and Il Rosso restaurant. Leisure facilities including Titchfield Park and Water Meadows swimming complex are also within walking distance, making this an ideal family home. The property is also conveniently located for transport links, with the A60 to Nottingham and Worksop nearby and a stop for the direct 'Pronto' bus route to Nottingham and Chesterfield just five minutes' walk away.

Inside the property has a contemporary yet welcoming feel with a spacious lounge dining room with doors opening onto the low maintenance rear garden. Upstairs there are three double bedrooms with the impressive master suite on the second floor having a dressing room and en-suite bathroom.

To the front of the property there is parking for two vehicles and a pathway leading to the front entrance porch.

Entrance door into:

HALLWAY

The welcoming hallway provides access to all the ground floor rooms and has a ceiling light point, smoke alarm, radiator, power points and stairs to the first-floor landing.

White panelled door to:

KITCHEN

12'6" x 6'6" The kitchen has been comprehensively fitted with a range of wall and base units in white gloss with slate effect work surfaces, glass and stainless-steel canopy style illuminated extractor with four ring stainless hob and glass splash back and stainless-steel oven and grill. There is a range of integrated appliances including a fridge, freezer, dishwasher and washer-dryer giving the kitchen a sleek, modern look. With a single drainer stainless steel sink with chrome mixer tap, UPVC double glazed window to the front, ceramic floor tiling, thermostatically controlled radiator, power points and ceiling light point.



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White panelled door to:

LOUNGE/ DINING AREA

16'6" max x 13'6" The comfortable lounge and dining area has UPVC double glazed windows and UPVC double glazed patio doors opening onto and overlooking rear garden allowing plenty of light into this spacious room. With two ceiling light points, numerous power points, TV aerial point, telephone point, doorway to under stairs storage cupboard and thermostatically controlled radiator.



White panelled door to:

GROUND FLOOR W.C

With UPVC double glazed opaque window to the front, close coupled W.C, pedestal wash hand basin with tiled splash backs, thermostatically controlled radiator and ceiling light point.

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FIRST FLOOR LANDING

With radiator, power points and ceiling light point.

White panelled door to:

BEDROOM TWO

13'6" x 11'6" max With two UPVC double glazed windows to the front, thermostatically controlled radiator, power points and ceiling light point.



White panelled door to:

BEDROOM THREE

13'6" max x 9'9" max With two UPVC double glazed windows to the rear, thermostatically controlled radiator, power points and ceiling light point.



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White panelled door to:

BATHROOM

Which has part tiling, three-piece white suite comprising close coupled W.C, wash hand basin, panelled bath with shower over with glazed shower screen, thermostatically controlled radiator, ceiling light point and extractor.



Stairs to:

SECOND FLOOR LANDING

With power points, radiator, ceiling light point and smoke alarm.

White panelled door to:

MASTER SUITE

15' max x 13'6" max excluding dressing area and en-suite bathroom. The master suite has UPVC double glazed window to the front, thermostatically controlled radiator, power points, ceiling light point. Archway through to storage/dressing area with double glazed Velux roof window, power points, ceiling light point and built-in storage cupboard.



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White panelled door to:

EN-SUITE

With double glazed Velux roof window, shower cubicle, closed coupled W.C, wash hand basin, part wall tiling, ceiling spot lights, extractor and thermostatically controlled radiator.

REAR GARDEN

The rear garden has been made low maintenance with decking and gravel areas and is fully enclosed.



ADDITIONAL INFORMATION

Local Authority – Mansfield District Council

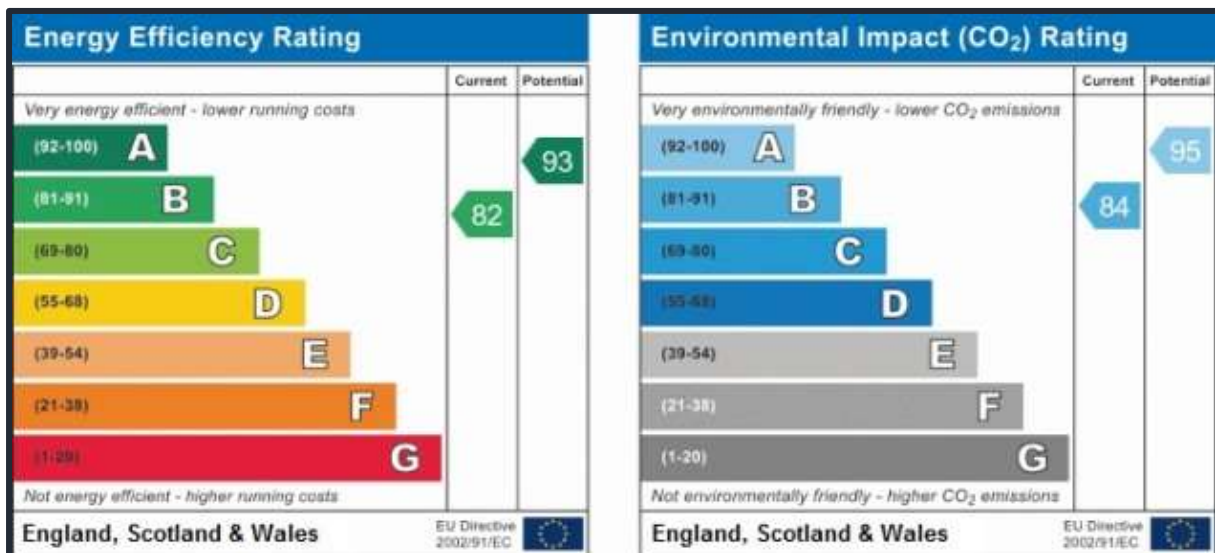
Council Tax Band – C

Primary School – King Edward Primary School

Secondary School – The Brunts Academy

Stamp Duty on Asking Price - Nil (This will change if you are purchasing as a second home/investment property).

ENERGY PERFORMANCE RATING



3 FERNDALE, MANSFIELD, 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 market place.

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 clients investment.