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Sales & Lettings

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**NO
CHAIN**

**4 CRESWELL COURT
MANSFIELD WOODHOUSE
NOTTINGHAMSHIRE
NG19 9PR**



£145,000

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

TENURE Freehold

- Semi Detached Property
- Three Bedrooms
- UPVC Double Glazing
- Off Street Parking
- Good Size Rear Garden
- Popular Location Near to a Variety of Amenities
- Sold With A Tenant In Situ

This is a deceptively spacious semi-detached property in a popular residential area of Mansfield Woodhouse. The property is maintained to a high standard throughout and has been modernised with a superb dining kitchen, refitted bathroom, lounge, two double bedrooms and a good size single bedroom. Decoratively this property is well presented and benefits from double glazing and gas central heating. Storage is no problem in this property, there are built in storage areas to both the ground and first floor. The property also boasts a good sized enclosed garden to the rear. The property is being sold with a tenant in situ paying £750 PCM. Early viewing is recommended!!

UPVC double glazed entrance porch with ceiling light point and three built in storage cupboards with a further double glazed door into the hallway

HALLWAY

Ceiling light point and gives access to all the ground floor rooms.

LOUNGE

17'9" x 9'6" UPVC double glazed window overlooking the rear garden, two radiators, numerous power points, TV aerial point, telephone point and ceiling light point.



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GROUND FLOOR WC

UPVC double glazed opaque window to the front, wall tiling, close coupled W.C, wall mounted wash hand basin and a ceiling light point.

DINING KITCHEN

17'9" x 9'0" This room has UPVC double glazed windows to each elevation, one to the front and one overlooking the rear garden, the room has been comprehensively fitted with a range of wall and base units with roll top work surfaces and coordinated tiled surround, single drainer stainless steel sink with chrome mixer taps, ceramic hob with extractor over, integrated stainless steel oven, space and plumbing for a washing machine, space for fridge freezer, radiator, power points, two ceiling light points and the dining area offers ample space for table and chairs.



REAR HALLWAY

UPVC double glazed door opening onto the rear garden.

FIRST FLOOR LANDING

There is access to insulated roof space, radiator, power point, ceiling light point, panelled door to airing cupboard and a further panelled door to large storage cupboard which houses the boiler.

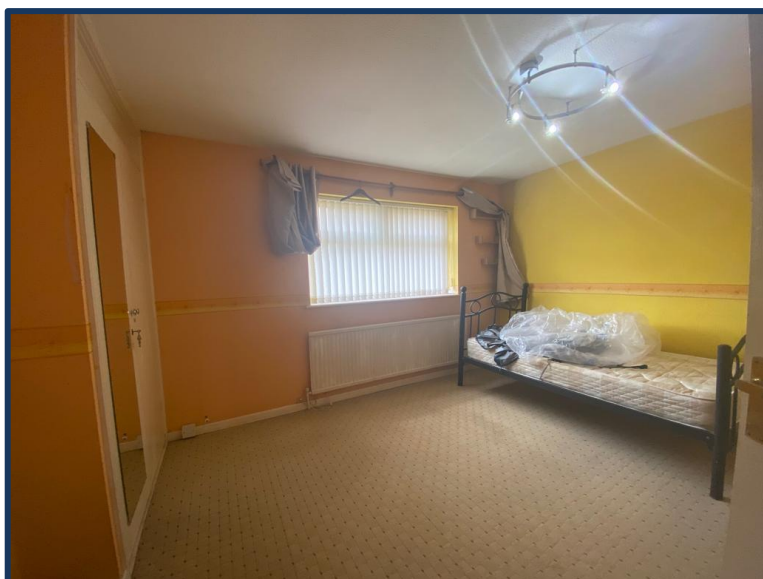
BEDROOM ONE

13'0" x 11'0" Bedroom one is a double bedroom and has a UPVC double glazed window to the rear, radiator, power points, ceiling light point and fitted wardrobes.



BEDROOM TWO

12'0" x 11'0" into recess This is a double bedroom and has a UPVC double glazed window to the rear, radiator, power point, TV aerial point, telephone point and a ceiling light point.



BEDROOM THREE

10'9" x 7'0" This is a good sized single bedroom with UPVC double glazed window to the rear, power points, ceiling light point and a radiator.



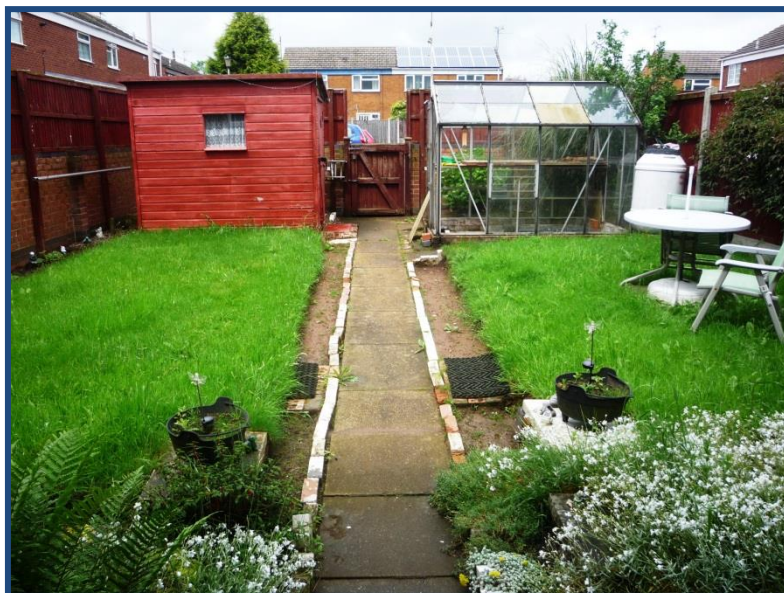
BATHROOM

There is a contemporary white three piece suite comprising low flush W.C, wash hand basin and a 'P' shaped bath with electric shower over and shower screen, there is a heated towel ladder and UPVC double glazed window to the front.

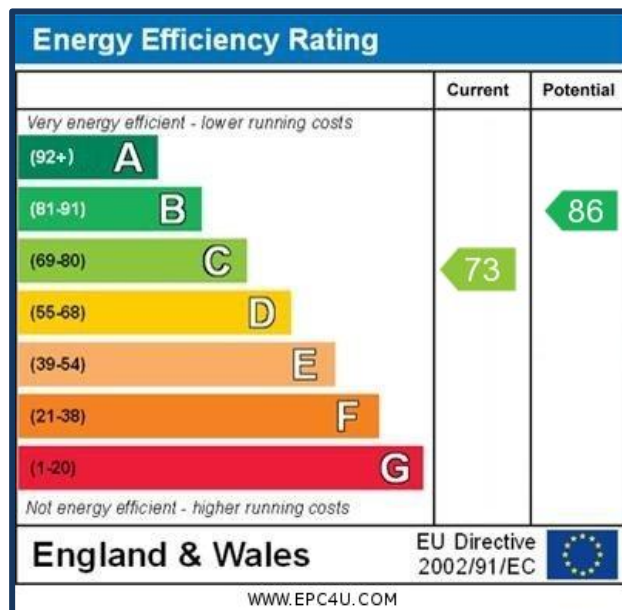


REAR GARDEN

Canopy over entrance door with pathway leading to gated access opening into the car parking area, the garden is laid to lawn to either side of the pathways with well stocked borders, green house and a useful good sized garden shed. The rear garden is fully enclosed within a mixture of walling and fencing.



EPC



ADDITIONAL INFORMATION

Local Council – Mansfield District Council
Council Tax Band – C

Primary School – Peafield Lane Academy
Secondary School – The Manor Academy

Stamp Duty on Asking Price: £4,350 as an additional property

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 suite 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

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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.