

7 high street  
hucknall  
nottingham  
NG15 7HJ

**need2view**  
property services  
Sales & Lettings

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**88 DEBDALE WAY  
MANSFIELD WOODHOUSE  
NOTTINGHAMSHIRE  
NG19 7NN**

**NO  
CHAIN**



**OFFERS OVER £225,000**

**VIEWING**

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

**TENURE**

Freehold

- NO CHAIN!
- Semi-detached Property
- Four Bedrooms
- Kitchen/Diner
- Family Bathroom & Ensuite
- Rear Garden
- Driveway & Garage
- Viewing Highly Recommended

## **88 DEBDALE WAY, MANSFIELD WOODHOUSE**

**Need2View are presenting this four-bedroom, semi-detached townhouse, positioned on a cul-de-sac in a highly popular area of Mansfield Woodhouse. Close to all local amenities, including shops, schools, and the train station. The perfect family home for growing families. You do not want to miss this opportunity.**

entrance door into:

### **HALLWAY**

With tiled flooring, central heating radiator, stairs leading up to the first floor, and access into;

### **KITCHEN/DINER**

(6'11" x 9'3"/6'8" x 9'3") - Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven, gas hob with stainless steel extractor fan above, integrated dishwasher, space for a fridge-freezer, ample dining space, tiled flooring, central heating radiator, and window to the front elevation.



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### LIVING ROOM

(11'1" x 16'2" ) - With laminate flooring, under stairs storage cupboard, window to the rear elevation, and patio doors that lead out to the rear garden.



### WC

Complete with a low flush WC, hand wash basin, central heating radiator, tiled flooring, and opaque window to the front elevation.



### LANDING

With fitted carpets, airing cupboard, window to the side elevation, and access into;



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**BEDROOM TWO**

(9'3" x 12'7" ) - With fitted carpets, central heating radiator, and window to the front elevation.



**BEDROOM THREE**

(9'3" x 12'3" ) - With fitted carpets, central heating radiator, and window to the rear elevation.



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**BEDROOM FOUR**

(6'7" x 9'2") - With fitted carpets, central heating radiator, and window to the rear elevation.



**BATHROOM**

(5'6" x 6'6") - Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, central heating radiator, and opaque window to the front elevation.



**SECOND FLOOR LANDING**

With fitted carpets, central heating radiator, and access into;

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**MASTER BEDROOM**

(12'9" x 18'6") - With fitted carpets, over stairs storage cupboard, bay window to the front elevation, and access into a private ensuite facility.



**ENSUITE**

(5'2" x 6'3" ) - Complete with a walk-in shower cubicle, low flush WC, hand wash basin, central heating radiator, and Velux window.





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OUTSIDE

Featuring a fantastic L-shaped rear garden with patio seating area, well-maintained lawn, and a surrounding fence for additional privacy. To the front of the property is a driveway allowing space for off-road parking, and this leads up to a garage for added convenience and secure storage space.



EPC GRAPH

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 88 DEBDALE WAY, MANSFIELD WOODHOUSE

### ADDITIONAL INFORMATION

**Local Council** – Mansfield District Council

**Council Tax Band** – C

**Primary School** – St Edmunds C of E Primary School, Wainwright Primary Academy

**Secondary School** – Queen Elizabeths Academy, The Bramble Academy

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

### FLOOR PLAN





## **88 DEBDALE WAY, MANSFIELD WOODHOUSE**

### **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.

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