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nottingham  
NG15 7HJ

**need2view**  
property services  
Sales & Lettings

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**NO  
CHAIN**

**4 MANOR MEWS  
MANSFIELD WOODHOUSE  
NOTTINGHAMSHIRE  
NG19 8FG**



**OFFERS OVER £220,000**

**VIEWING**

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

**TENURE**

Freehold

- Detached Property
- Three Bedrooms
- Open Plan Living Area
- Conservation Area Setting
- Off Street Parking
- Popular and Central Village Location
- Viewing Highly Recommended

#### **4 MANOR MEWS, MANSFIELD WOOD HOUSE, NOTTINGHAMSHIRE**

**This beautifully modern, three bedroom, detached property is located on an exclusive development comprising of just four properties. The property has been designed with great care and attention to detail to ensure the homes are modern yet blend in with the surroundings in the historic heart of Mansfield Woodhouse. Centrally located in a conservation area on the High Street, a variety of independent shops, a local supermarket, good local schools and excellent transport links are all very close by.**

**The property offers plenty of space with a well thought out, open plan, living room/dining room/kitchen and a W.C. to the ground floor, whilst the first floor has three good sized bedrooms and the family bathroom. To the rear of the property there is an easy to maintain garden and to the front there is off street parking available.**

Entrance door into:

#### **HALLWAY**

With stairs to the first floor landing, access to the ground floor rooms, UPVC double glazed window to the side, radiator, power and ceiling light points.



#### **4 MANOR MEWS, MANSFIELD WOOD HOUSE, NOTTINGHAMSHIRE**

##### **LIVING/DINING/KITCHEN AREA**

An open plan living area comprising of a kitchen area fitted with a range of wall and base units in a grey finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated dishwasher, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed windows to the front, power points and ceiling spotlights. The dining/living area comprises of UPVC double glazed window to the front, UPVC double glazed patio doors to the rear garden, radiators, power points and ceiling spotlights.



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##### **GROUND FLOOR W.C.**

Comprising of a wash hand basin built into vanity unit, W.C. chrome towel radiator and ceiling light point.



##### **FIRST FLOOR LANDING**

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





## **4 MANOR MEWS, MANSFIELD WOOD HOUSE, NOTTINGHAMSHIRE**

### **BEDROOM ONE**

With UPVC double glazed window, radiator, power and ceiling light points.



### **BEDROOM TWO**

With UPVC double glazed window, radiator, power and ceiling light points.



## **4 MANOR MEWS, MANSFIELD WOOD HOUSE, NOTTINGHAMSHIRE**

### **BEDROOM THREE**

With UPVC double glazed window to the front, radiator, power and ceiling light points.



### **BATHROOM**

White three piece suite comprising of a wash hand basin built into vanity, W.C., bath with shower over, fully tiled walls, chrome towel radiator and ceiling light point.



#### **4 MANOR MEWS, MANSFIELD WOOD HOUSE, NOTTINGHAMSHIRE**

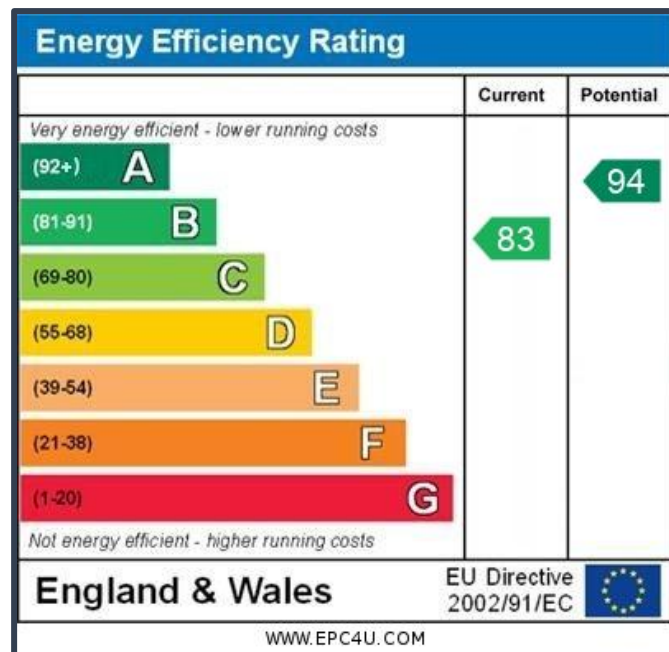
##### **OUTSIDE**

To the rear of the property there is a good sized, easy to maintain patio garden, all fully enclosed with brick walls. To the front of the property there is an allocated parking space for off street parking.



## 4 MANOR MEWS, MANSFIELD WOOD HOUSE, NOTTINGHAMSHIRE

### EPC GRAPH



### ADDITIONAL INFORMATION

**Local Council** – Mansfield District Council

**Council Tax Band** – C

**Primary School** – St Edmunds C of E Primary School

**Secondary School** – The Manor Academy

**Stamp Duty on Asking Price:** £2,100 (Additional costs may apply if being purchased as a second property)



## **4 MANOR MEWS, MANSFIELD WOOD HOUSE, 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.