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Sales & Lettings

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16 BOOTH AVENUE
PLEASLEY
NOTTINGHAMSHIRE
NG19 7TE



£250,000

VIEWING

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

TENURE

Freehold

- Detached Bungalow
- Two Bedrooms
- Open Plan Living/Kitchen Area
- Modern Fixtures and Fittings
- Large Garden
- Driveway Providing Off Street Parking
- Viewing Highly Recommended

16 BOOTH AVENUE, PLEASLEY, NOTTINGHAMSHIRE

Need2View bring to market this beautifully presented, two bedroom, detached bungalow in the sought after town of Pleasley in Mansfield, Nottinghamshire.

The property offers a stunning, open plan kitchen diner, perfect for hosting family and entertaining friends, two good sized bedrooms (one currently used as a 'snug'), a spacious dressing room and a modern shower room all conveniently located on one easy access level. To the rear of the property there is a large garden providing ample space for various outdoor activities or to simply sit and enjoy the fresh air. A detached garage provides extra storage solutions and a driveway to the front give off street parking. A beautiful property giving you the best of both worlds, combining the cosiness of a bungalow with modern amenities and a spacious outdoor area. Don't miss out on the rare opportunity to make this incredible property your home!

Entrance door into:

HALLWAY

With access to all the rooms, power and ceiling light points.



LOUNGE/KITCHEN/DINER

A large open plan room, fitted with a range of wall and base units in a dark grey finish with coordinating work surfaces, integrated fridge freezer, integrated oven, integrated microwave, four ring electric hob, extractor fan, integrated dishwasher, one and a half bowl single drainer sink with mixer tap, ample space for sofas and dining furniture, double glazed bi-fold doors to the rear garden, door to the side, access to the utility room, radiator, power and ceiling light points.



UTILITY ROOM

UPVC window to the side, space and plumbing for a washing machine, space and plumbing for a dryer, power and ceiling light points.



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BEDROOM ONE

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



DRESSING ROOM

With UPVC double glazed window to the side, radiator, power and ceiling light points. This room could easily be turned back into a bedroom.



BEDROOM TWO

With UPVC double glazed window to the front, radiator, power and ceiling light points. Currently being used as a 'snug'.



BATHROOM

White suite comprising of a wash hand basin built into vanity unit, W.C. and walk in shower cubicle, UPVC double glazed opaque window to the side, chrome towel radiator and ceiling light point.



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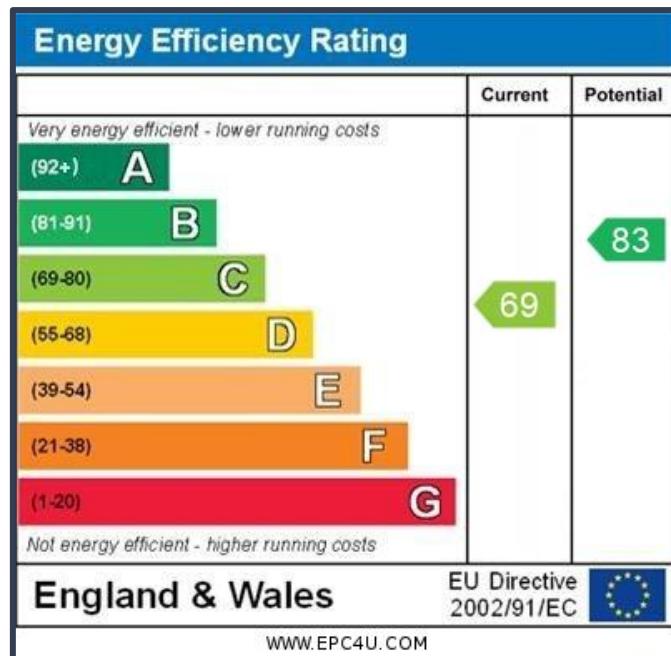
OUTSIDE

To the rear of the property there is a large garden laid to lawn with wooden decking right outside. All enclosed with fencing.



16 BOOTH AVENUE, PLEASLEY, NOTTINGHAMSHIRE

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Bolsover District Council

Council Tax Band – C

Primary School – Farmib Primary and Nursery School

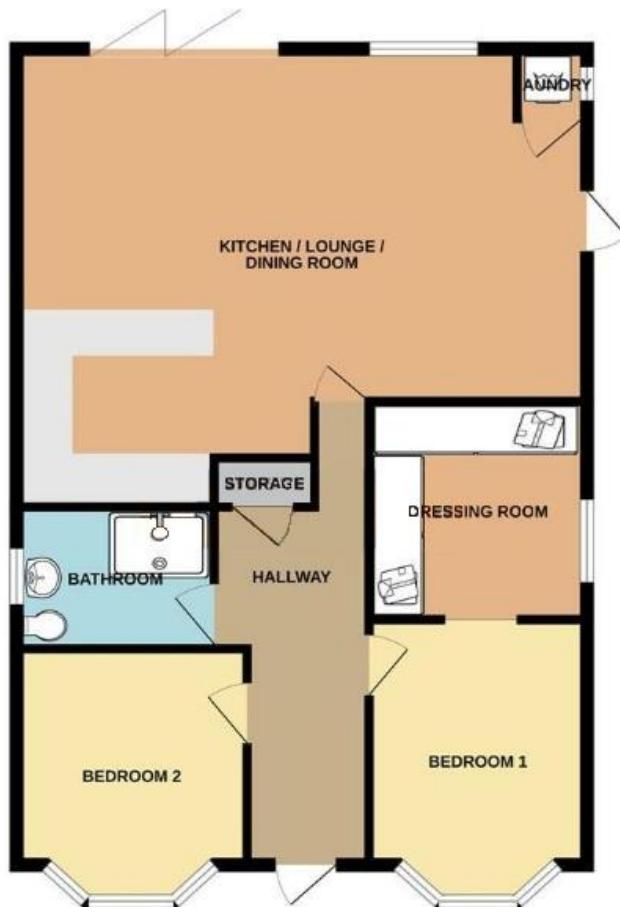
Secondary School – All Saints Roman Catholic Comprehensive School

Stamp Duty on Asking Price: £2,500 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Membrane 620204

16 BOOTH AVENUE, PLEASLEY, 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.