

7 high street
hucknall
nottingham
NG15 7HJ

need2view
property services
Sales & Lettings

tel: 0115 968 0809
fax: 0115 968 0877

www.need2view.co.uk
e-mail: mail@need2view.co.uk

**45 GOLDCREST ROAD
FOREST TOWN
MANSFIELD
NG19 0GP**



£315,000

VIEWING

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

TENURE

Freehold

- Detached Property
- Four Bedrooms
- En-suite to Master Bedroom
- Downstairs WC
- Driveway and Integrated Garage
- Large Kitchen Diner
- A Viewing Is Highly Recommended

45 GOLDCREST ROAD, FOREST TOWN, MANSFIELD

We are delighted to present this beautifully modern detached family home, located in a sought-after area of Forest Town, just a short distance from Mansfield Town Centre and local amenities.

Perfectly suited for growing families, this property offers a generous layout, contemporary finishes, and a private, enclosed garden – an ideal setting for both relaxation and entertaining.

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, ceiling light point.

LOUNGE

A spacious family room with UPVC double glazed bay window to the front, radiator, power and ceiling light points.



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KITCHEN/DINER

Fitted with a range of wall and base units in a white finish with coordinating work surfaces, space and plumbing for a fridge freezer, integrated ovens, four ring hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed patio doors to the rear, radiator, power and ceiling light points.



UTILITY ROOM

With cupboard and work surfaces to match the kitchen, space and plumbing for a washing machine, power and ceiling light points.



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GROUND FLOOR W.C.

With handwash basin, closed cup WC., radiator, and ceiling light point.



FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, UPVC double glazed window to the side, radiator, power and ceiling light points.

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BEDROOM ONE

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



EN SUITE

White suite comprising of a was hand basin, W.C. and walk in shower cubicle, partly tiled walls, UPVC double glazed opaque window to the front, radiator and ceiling light point.



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BEDROOM TWO

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



BEDROOM THREE

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



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BEDROOM FOUR

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



BATHROOM

White suite comprising of a wash hand basin, W.C., bath and separate shower cubicle, part tiled walls, UPVC double glazed opaque window to the rear, radiator and ceiling light point.



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OUTSIDE

To the rear of the property there is a good sized garden with laid to lawn and concrete slabbed patio area.



EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ADDITIONAL INFORMATION

Local Council – Mansfield District Council

Council Tax Band – D

Primary School – Forest Town Primary School, Holly Primary School

Secondary School – The Samworth Church Academy

Stamp Duty on Asking Price: £5,750 (Additional costs may apply if being purchased as a second property)

FLOOR PLAN



Ground Floor



First Floor

Total floor area 131.5 m² (1,415 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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.