



44 Vale Road, Mansfield Woodhouse, Nottingham, Nottinghamshire,
NG10 9EA
Offers Over £110,000

- Three bedrooms
- Gas Central Heating
- Neutral Decor
- Enclosed Rear Garden
- Immaculately Presented

44 Vale Road, Nottingham NG19 8EA

****Ready Made Investment*Sold With Tenants In Situ****

Tassi are delighted to offer to the market this end terraced property situated in a popular location in Mansfield Woodhouse. the property benefits from UPVC double glazing and gas central heating. In brief the accommodation comprises of two spacious reception rooms, newly fitted modern kitchen with cooker and hobs, whilst the first floor holds two generously sized bedrooms and a recently fitted bathroom suite and attic style bedroom to the top floor. Externally there is a low maintenance garden to the rear with patio area and shed, small front garden to the front of the property and parking available on street.

Situated close to an excellent range of local amenities, schools catchment, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Mansfield Town Centre, Chesterfield, Sheffield, public transport links, nearby train station, nearby countryside walks and walking distance to the local park.

The property is being sold with the tenants in situ for further information regarding the tenancy please contact Tassi.



Council Tax Band: A



Ground Floor Accommodation

Opening to the:-

Lounge -

UPVC double glazed window to the front elevation, laminate flooring, ceiling light points, radiator, and door into the:-

Dining Room -

UPVC double glazed window to the rear elevation, ceiling light point, carpet flooring, radiator, opening up to the open plan kitchen.

Kitchen -

Fitted with a range of base and wall units, with roll edge work surfaces over, inset stainless steel sink, built-in electric oven and hob, UPVC window to the side aspects and UPVC door leading to the rear garden.

First Floor Accommodation -

First Floor Landing -

Doors giving access to, two bedrooms and family bathroom and stairs off to the second floor.

Bedroom One -

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Two -

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bathroom

Second Floor Accommodation -

Bedroom Three -

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Outside -

At the front, the property has a low maintenance, enclosed concrete front.

To the rear we have a slabbed patio seating area leading to a lawn with enclosed boundaries.

Tassi Sales & Lettings Referral Arrangement -

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services

(as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

PHOTOS

Please note the photos are pre tenancy.

Disclaimer –

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract.

Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

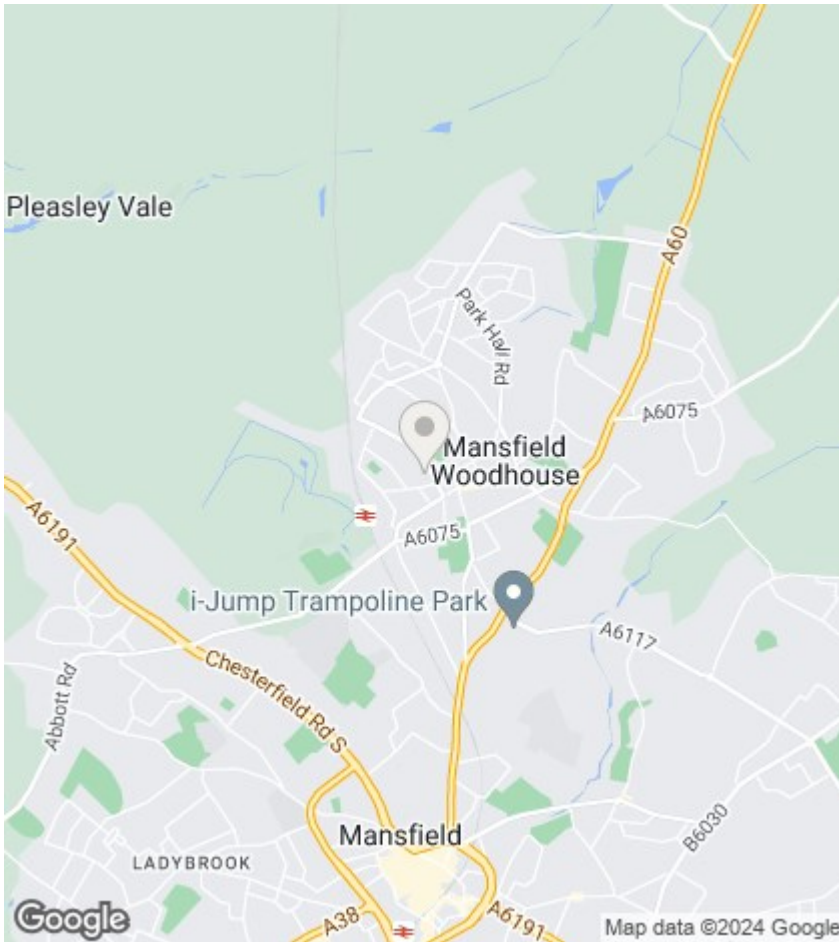
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

Tenancy

The property is being sold with the tenants in situ.

For further information please contact the team.





Directions

Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 