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Sales & Lettings

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**5 NINTH AVENUE  
FOREST TOWN, MANSFIELD  
NOTTINGHAMSHIRE  
NG19 0BP**



**£ 68,500**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

**TENURE**

Freehold

- Spacious Mid Town House
- Three Bedrooms
- Two Reception Rooms
- UPVC Double Glazing
- Driveway
- Gardens to the Front & Rear
- Conveniently Located Near to a Variety of Amenities
- Easy Access to Mansfield Town Centre

## 5 NINTH AVENUE, FOREST TOWN, MANSFIELD, NOTTINGHAMSHIRE.

### DIRECTIONS

From our Mansfield office turn left onto station Road following the Road around to the left. At the traffic lights turn left onto St Peters Way staying in the left hand lane until passing through the first set of traffic lights, move into the right hand lane turning right at the second set of traffic lights onto Ratcliffe Gate continuing onto Rock Hill. At the traffic lights turn left onto Carter Lane/ B6030 then right at the next traffic lights onto Eakring Road. Continue to the end of the road turning left onto Violet Hill going straight over the mini roundabout then take a right onto Newlands Road. Take the first right onto Main Avenue then turn immediately left onto Ninth Avenue where the property can be easily located by our 'For Sale' board on the right hand side.

**This is a spacious three-bedroom mid-town house boasting two good size reception rooms and three double bedrooms. With off street parking, low maintenance gardens and easy access to all the local amenities this property will make for a lovely family home. The house has been well looked after by the current vendor however could benefit from a degree of modernisation meaning this property also makes a worthwhile investment opportunity.**

To the rear of the property the garden is made low maintenance being slabbed. There is driveway parking for one car and access to an outside shed providing useful storage.

### PORCH/SUNROOM

A beneficial addition to this property this UPVC double glazed sun room is bigger than your average entrance porch and offers a welcome entrance into the house. Benefiting from power points.

Patio door into:

### DINING ROOM

13' 6" x 11' 7" Telephone point, TV aerial point, feature fireplace with tiled hearth incorporating gas fire, ceiling light point, radiator, smoke alarm, power points



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Doorway to:

**LOUNGE**

**19' 4" x 11'** With large UPVC double glazed window to the front letting in plenty of light and entrance door opening onto the front garden the living room has a feature fireplace with marble effect hearth and wooden surround, ceiling light point, power points, TV aerial point, thermostat, radiator and doorway into understairs storage cupboard.



Stable door into:

**KITCHEN**

**9' 8" x 7' 7"** With a range of wooden painted wall and base units with co-ordinated work surfaces, wall mounted shelves, space for fridge freezer, space and plumbing for washing machine, integrated oven, four-point electric hob, power points, ceiling light point, tiled floor and part wall tiling, stainless steel single drainer sink with hot and cold mixer tap and UPVC double glazed window to the rear.



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**LANDING**

Stairs to first floor landing with wooden banister and hand rails which has ceiling light point, power point, smoke alarm, radiator and access to loft

Doorway to:

**BEDROOM ONE**

**9' 8" x 14' 3"** A good size double this room has UPVC double glazed window to the front, ceiling light point and power points.

Doorway to:

**BEDROOM TWO**

**11' 5" x 10' 1" max** Currently set up as a single room this room is a large enough to be a double room with plenty of space for bedroom furniture. There is a UPVC double glazed window to the rear, ceiling light point, telephone point and power points.



Doorway to:

**BEDROOM THREE**

**9' 6" x 10' 1"** Which has UPVC double glazed window to the front, ceiling light point and power points.

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Doorway to:

**BATHROOM**

7' x 7' 5" The bathroom is part tiled and part papered and has a three-piece white suite comprising; close coupled W.C, pedestal wash hand basin and panelled bath with electric shower over. There is lino flooring, shower curtain rail, radiator, airing cupboard, shelving, ceiling light point and UPVC double lazed opaque window to the rear.



**OUTSIDE**

The front garden has gated access and is well maintained and of a good size. The garden has been made low maintenance with outside patio area and is surround by a mixture of fencing and hedgerow. The rear garden again has gated access and benefits from driveway parking, garden shed and outside tap.



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**ADDITIONAL INFORMATION**

**Council Tax Band: A**

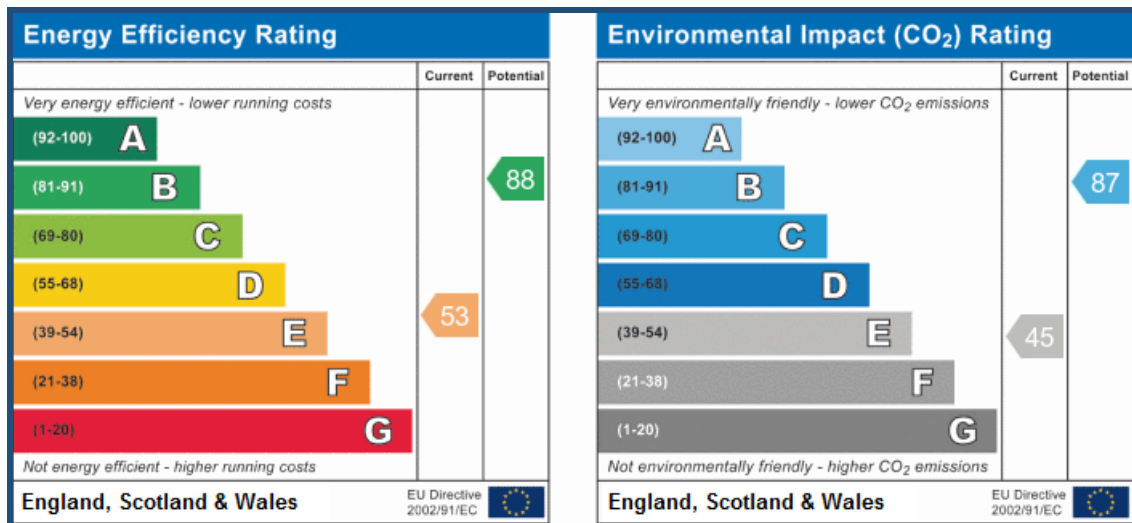
**Local Authority: Mansfield District Council**

**Primary School: Forest Town Primary and Nursery**

**Secondary School: Garibaldi College**

**Stamp Duty on Asking Price: Nil (Additional charges may apply if being purchased as a second home)**

**ENERGY PERFORMANCE RATING**

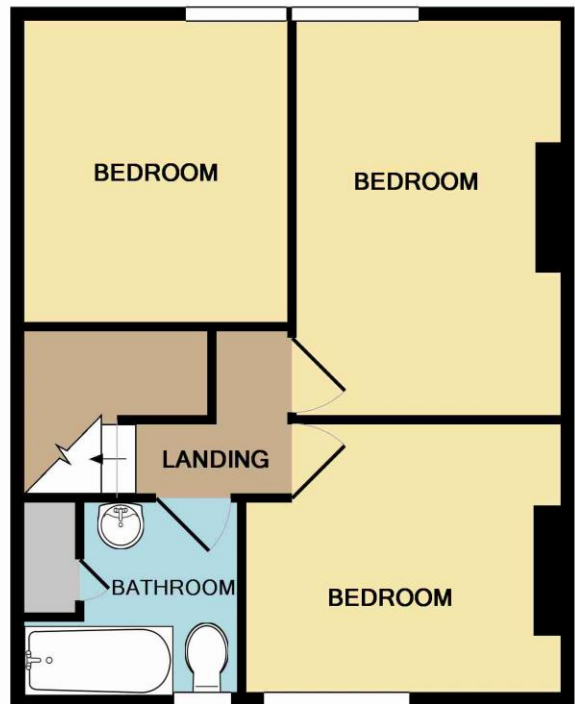


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**FLOOR PLAN**



GROUND FLOOR  
APPROX. FLOOR  
AREA 517 SQ.FT.  
(48.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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 market place.

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 insure 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 clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.