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nottingham
NG18 1EB

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Sales & Lettings

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**NO
CHAIN**

**43 THORESBY ROAD
RAINWORTH
NOTTINGHAMSHIRE
NG21 0DY**



£ 110,000

VIEWING

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

TENURE

Freehold

- Semi-Detached
- Corner Plot
- Three Bedrooms
- Dining Kitchen
- UPVC Double Glazing
- Gas Central Heating
- Driveway Parking
- Good Size Garden

43 THORESBY ROAD, RAINWORTH, NOTTINGHAMSHIRE

DIRECTIONS

Upon leaving our Mansfield office turn left onto Station Street following the road round to the left staying in the right hand lane. At the traffic signals turn left staying in the right hand lane, continue straight at the next set of traffic signals then move into the right hand lane turning right at the traffic signals onto Ratcliffe Gate, continue onto Rock Hill and then go straight at the traffic signals onto Southwell Road. Follow this road all the way passing through several sets of traffic signals; continue straight over the first roundabout then straight again at the second roundabout second exit onto Southwell Road/A6191 to Rainworth. Turn right onto Warsop Lane then take the second right onto Thoresby Road turning right at the T-Junction. Continue on Thoresby Road where the property is located on the corner and can be easily identified by our 'For Sale' board.

This spacious semi-detached property is attractively priced for first time buyers. It has been well looked after however would now benefit from modernisation making the property a good investment opportunity.

The property is situated on a corner plot offering generous outside space and parking with gardens to three sides. With spacious living accommodation this property boasts a dining kitchen, three bedrooms and family bathroom.

This property is located in the popular village of Rainworth with a multitude of nearby amenities and is in catchment to the top performing local schools.

The front gardens are low maintenance with driveway and pathway leading to UPVC front entrance door which opens into:

HALLWAY

This is a bright hallway with stairs to first floor landing, ceiling light point and access to under stairs storage, radiator and power point.



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Door to:

LOUNGE

11' x 14'3" With feature fireplace with marble effect hearth and wooden surround, wall lights, ceiling light point, television aerial point, telephone point, radiator, power points and UPVC double glazed window to the front.



Archway through to:

DINING-KITCHEN

20'9" x 10' max The kitchen area has been comprehensively fitted with a range of wall and base units with coordinated work surfaces and tiling, single drainer sink with mixer taps, freestanding cooker with extractor hood, space for washing machine, power points, ceiling light point, radiator and UPVC double glazed windows to the side and rear. The dining area has a UPVC glazed and panelled door opening onto the rear garden and power points.



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Stairs to:

FIRST FLOOR LANDING

With ceiling light point, radiator and access to the loft.

Panelled door to:

MASTER BEDROOM

14' x 10' max With a UPVC double glazed window to the rear, airing cupboard, radiator, power points and ceiling light point.



Door to:

BEDROOM TWO

10' x 11' max With UPVC double glazed window to the front, radiator, power points, telephone point and ceiling light point.



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Door to:

BEDROOM THREE

10'6" x 7' max Large single bedroom with UPVC double glazed window to the front, ceiling light point, radiator, power point and television aerial point.



Door to:

BATHROOM

With three-piece suite comprising panelled bath with shower over, close coupled W.C and pedestal wash hand basin, partial wall tiling, radiator, UPVC double glazed opaque window to the rear and ceiling light point.



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OUTSIDE

The property is situated on a corner plot providing outside space to three sides with lawns to the front, side and rear and a good size driveway. The rear is enclosed with a mixture of fencing and walls and there is a shed, outside store, tap and light.



ADDITIONAL INFORMATION

Council Tax Band: A


Local Authority: Newark & Sherwood District Council


Primary School: Lake View Primary and Nursery

Secondary School: The Joseph Whitaker School

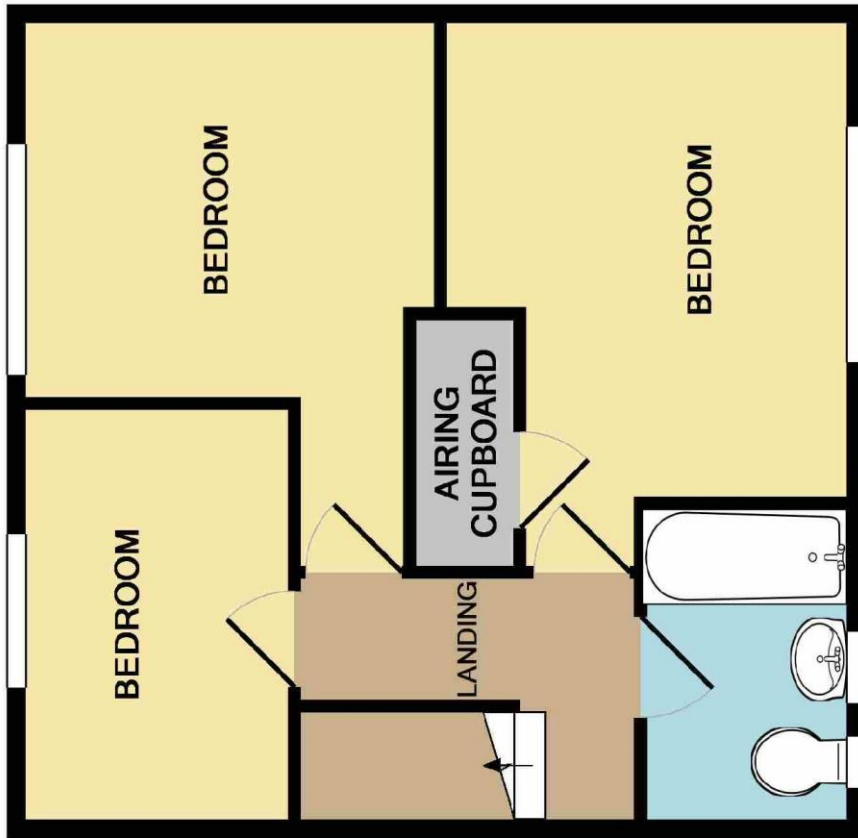
Stamp Duty on Asking Price: N/A

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		77
(81-91)	B		
(69-80)	C		
(53-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

FLOOR PLAN

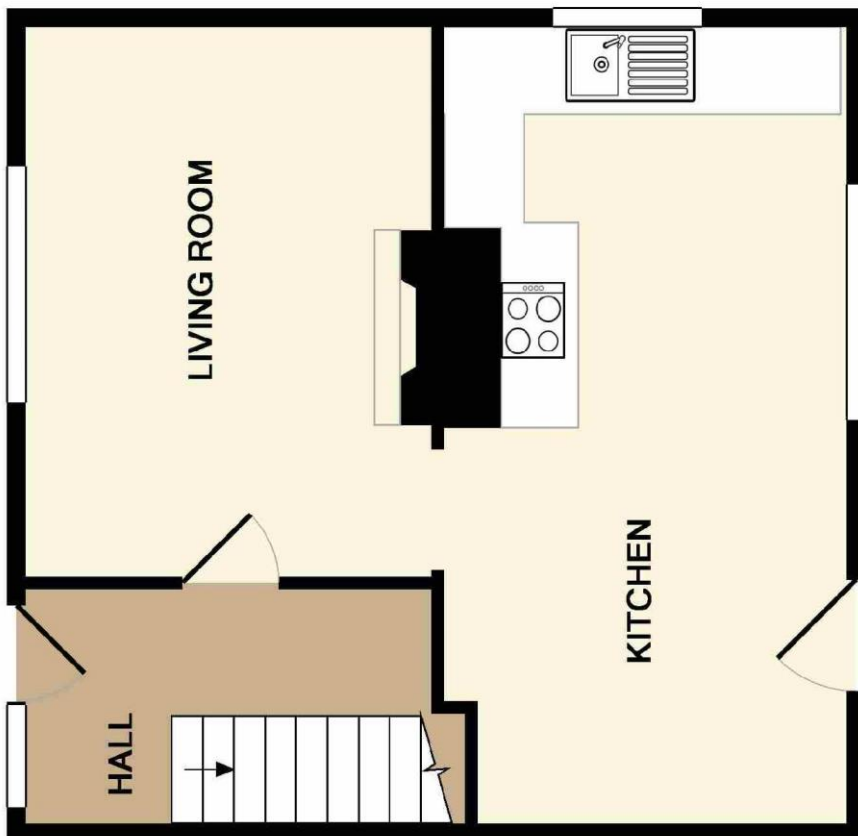


1ST FLOOR
APPROX. FLOOR
AREA 41.7 SQ.M.
(448 SQ.FT.)

TOTAL APPROX. FLOOR AREA 82.6 SQ.M. (889 SQ.FT.)

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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GROUND FLOOR
APPROX. FLOOR
AREA 40.9 SQ.M.
(440 SQ.FT.)

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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.