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need2view
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Sales & Lettings

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**NO
CHAIN**

**20 DOWNING STREET
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 4EF**



Offers Over £65,000

VIEWING

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

TENURE

Freehold

- Mid-Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazing
- Rear Garden
- Close to Town Centre
- No Chain

20 DOWNING STREET, SUTTON-IN-ASHFIELD

DIRECTIONS

Upon leaving our office, continue along Albert Street towards Station Street. The road turns to the right and becomes White Hart Street and right again onto Church Street. Church Street turns slightly right becoming Church Side. Turn right onto Midworth Street and left back onto Albert Street. Take the first right turning onto St Peter's Way and then turn right at the traffic lights onto Portland Street. Follow the A6009 and turn left at the bowling alley onto the A38 Stockwell Gate. Continue along the A38 as it becomes Sutton Road and go straight on at the junction just past King's Mill Hospital. The road now becomes the B6023 Mansfield Road, continue to the traffic lights at the New Cross Public House. Turn slightly right onto Outram Street where Downing Street is the first street on the right.

This traditional mid-terraced property is located close to Sutton-in-Ashfield town centre with a wide range of local amenities. With two reception rooms and two double bedrooms it would be ideal for first time buyers and investors alike.

UPVC double glazed entrance door to:

LOUNGE

12'x11' With UPVC double glaze window to the front, ceiling light point, thermostatically controlled radiator, power points and television aerial point.

Door into:

DINING ROOM

12'x12' With UPVC double glazed window to the rear, thermostatically controlled radiator, power points and television aerial point.

Door into:

KITCHEN

6'x8' With a range of wall and base units in white with granite effect roll top work surfaces, four ring stainless steel electric hob with integrated stainless steel oven and grill and single drainer stainless steel sink. UPVC double glazed window and UPVC double glazed door to the rear.

Door to:

BATHROOM

Three piece white suite comprising close coupled W.C., panelled bath with shower head mixer taps and tiled surround, pedestal wash hand basin, radiator, ceiling light point and UPVC double glazed window to the rear.

Stairs to first floor with ceiling light point

BEDROOM ONE

12'x11' UPVC double glazed window to the rear, thermostatically controlled radiator, power points, television aerial point, telephone point, ceiling light point.

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BEDROOM TWO

UPVC double glazed window to rear, thermostatically controlled radiator, power points, ceiling light point.

ADDITIONAL INFORMATION

Council Tax Band:

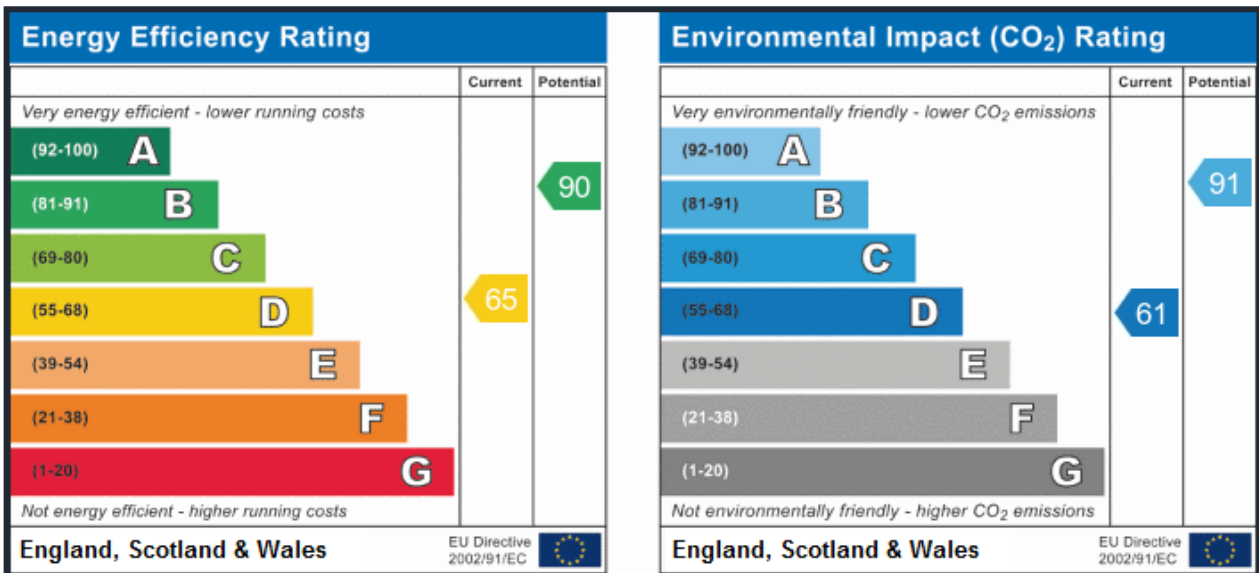
Local Authority: Ashfield District Council

Primary School: Priestsic Primary and Nursery School

Secondary School: Sutton Community Academy

Stamp Duty on Asking Price: Nil (Additional costs may apply if purchasing as a second property.)

ENERGY PERFORMANCE CERTIFICATE



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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 purchasers 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.