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26 BROUGHAM AVENUE

MANSFIELD

NOTTINGHAM

NG19 7LA



OFFERS OVER £75,000

VIEWING

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

TENURE

Freehold

- Semi-Detached Property
- Two Double Bedrooms
- Gas Central Heating (Combi Boiler)
- UPVC Double Glazed
- Driveway to Front
- Two Reception Rooms
- Spacious Bathroom
- Gardens to the Front, Side and Rear
- Convenient and Popular Location

26 BROUGHAM AVENUE, MANSFIELD, NOTTINGHAMSHIRE

DIRECTIONS

On leaving our office, turn left heading on to Albert St. continue onto Quaker Way then a slight right onto St. John St. At the traffic signals turn left onto St. Peters Way /A6009 and continue onto Chesterfield Road. Continue forward at the traffic signals at the Rufford Pub then finally take the second left had turning onto Brougham Avenue where the property can easily be identified by our 'For Sale' board.

UPVC double glazed front entrance door into:

ENTRANCE HALL

Having thermostatically controlled radiator, ceiling light point and stairs to the first floor.

KITCHEN

9' 10" x 11' 2" Having a range of wall, drawer and base units with roll top work surfaces, space for fridge freezer, space for washing machine, built in electric cooker and four-point gas hob, radiator, one and half bowl sink with chrome mixer taps, numerous power points, ceiling light point, UPVC double glazed window to the side and UPVC double glazed door to the rear.



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LOUNGE

14' x 11'3" max Having radiator, numerous power points, ceiling light point and UPVC double glazed window to the front.



DINING ROOM

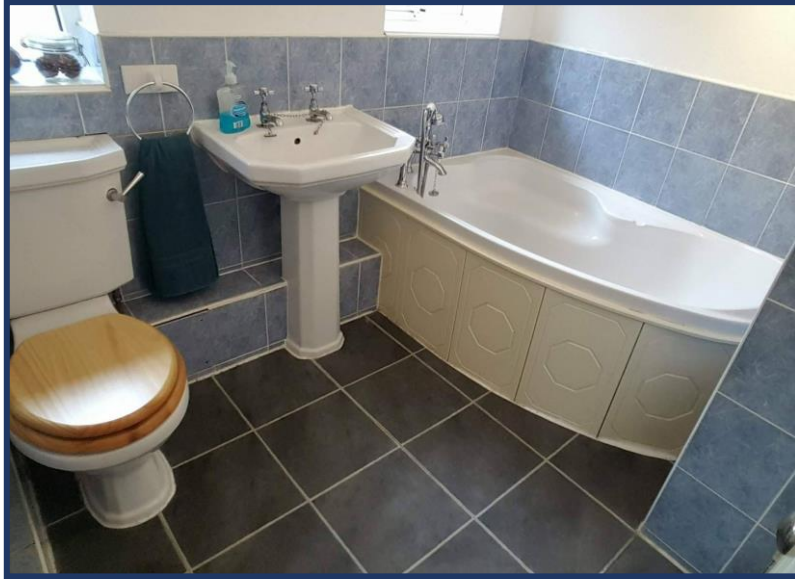
11'3" x 10' Currently used as a study the dining room has a radiator, numerous power points, ceiling light point and UPVC double glazed window to the rear.



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BATHROOM

The bathroom has a three-piece suite comprising a large corner bath, pedestal wash hand basin and close couple W.C, there is a tiled floor, part wall tiling, two UPVC double glazed opaque windows to the side, radiator and ceiling light point.



STAIRS TO FIRST FLOOR LANDING

With Velux window, power point, ceiling light point and access to roof space which houses the combi boiler.

BEDROOM ONE

11' 3" x 11' 0" Having a radiator, ceiling light point, numerous power points and UPVC double glazed window to the front.



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BEDROOM TWO

11' 3" x 10' Having a radiator, ceiling light point, numerous power points and UPVC double glazed window to the rear.



OUTSIDE

To the front of the property there is a garden with concrete area providing off street parking leading to gated access to the side and rear gardens which have been made low maintenance with bark chipping. To the rear there is a decking area and patio hardstanding for garden shed.



ADDITIONAL INFORMATION

Council Tax Band: A

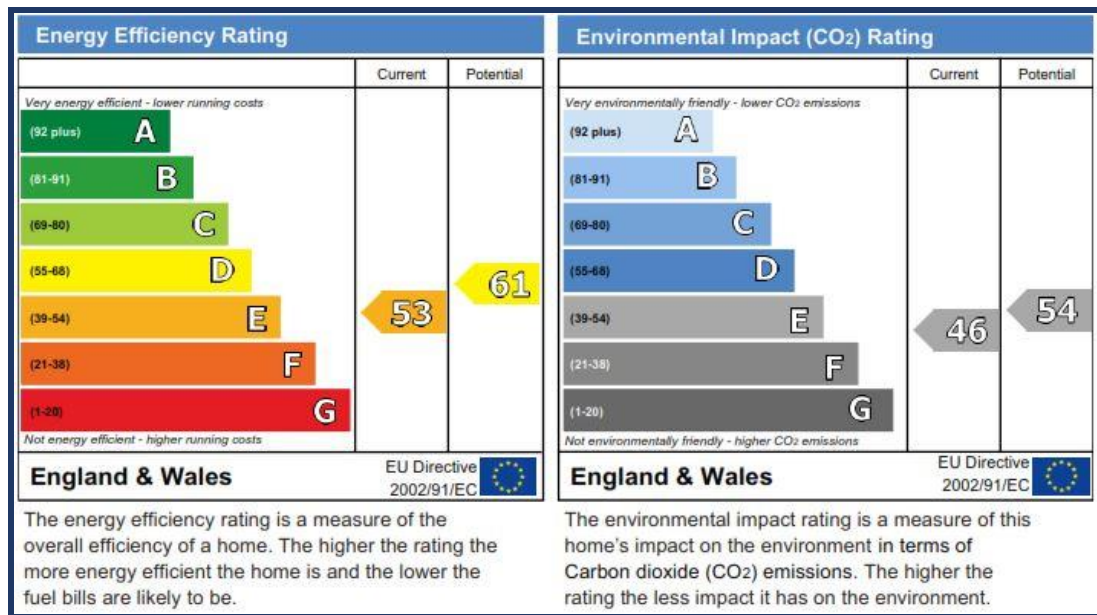
Local Authority: Mansfield District Council

Primary School: Crescent Primary and Nursery

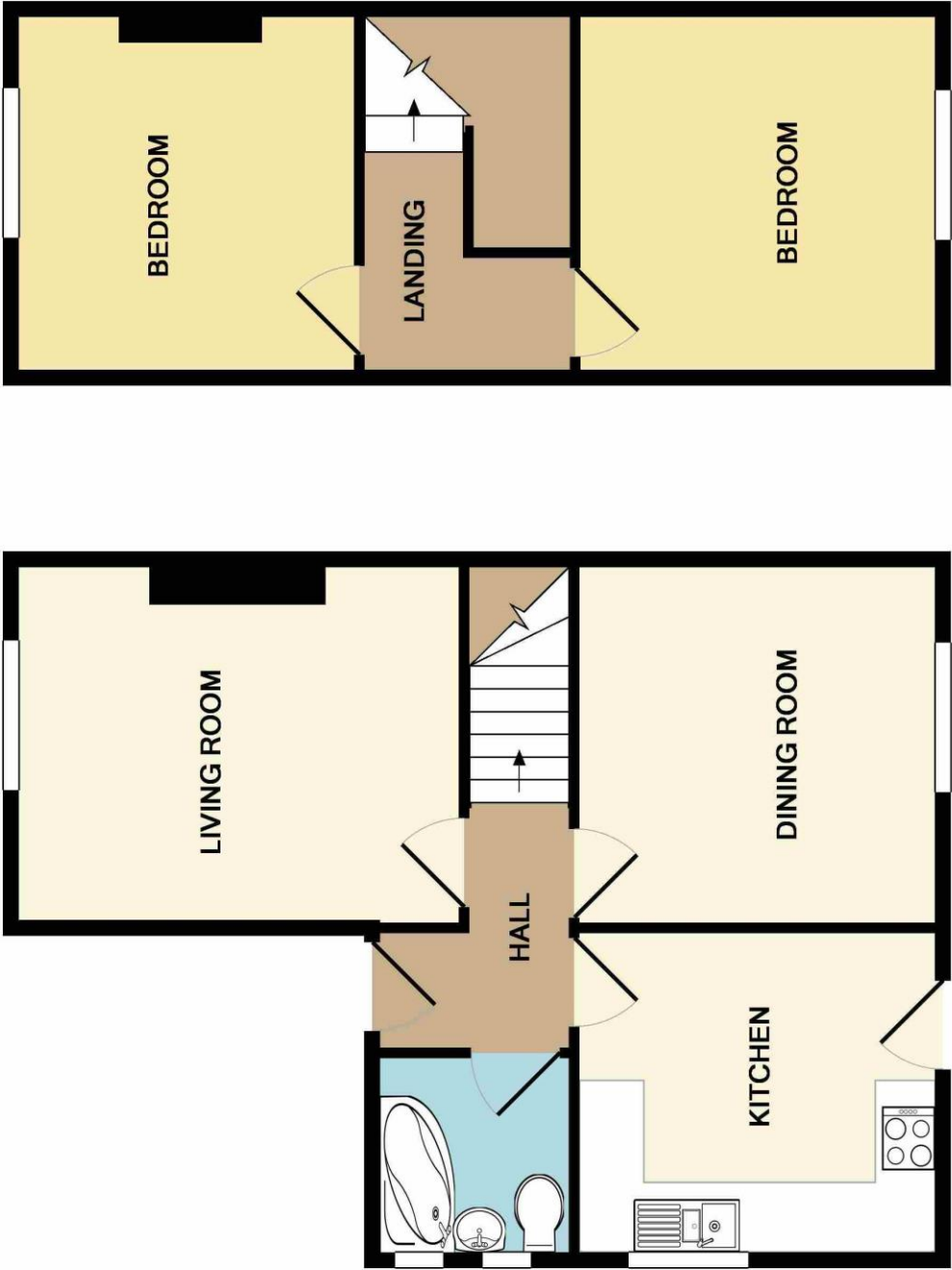
Secondary School: Queen Elizabeth's Academy

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

ENERGY PERFORMANCE RATING



FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 46.0 SQ.M.
(495 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 29.7 SQ.M.
(319 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.7 SQ.M. (814 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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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 suite 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.