

7 high street  
hucknall  
nottingham  
NG15 7HJ

need2view  
property services  
Sales & Lettings

tel: 0115 968 0809  
fax: 0115 968 0877

www.need2view.co.uk  
e-mail: mail@need2view.co.uk

**42 BROXTOWE DRIVE**

**MANSFIELD**

**NOTTINGHAMSHIRE**

**NG18 2JE**



**£ 495.00 PCM EXCLUSIVE**

**VIEWING**

By appointment through the letting agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- End Terraced
- Two Double Bedrooms
- Large Family Bathroom
- Two Reception Rooms
- Ideal Location
- Well Presented Throughout

## **42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE**

**This is a spacious end terrace with two-double bedrooms and two good size reception rooms. Broxtowe Drive is close to the Town Centre making it the ideal location for access to a variety of amenities.**

UPVC double glazed entrance door into:

### **ENTRANCE HALLWAY**

From the front porch enter the hallway through the composite front door where there is a radiator and stairs to the first floor.

Doorway to:

### **LOUNGE**

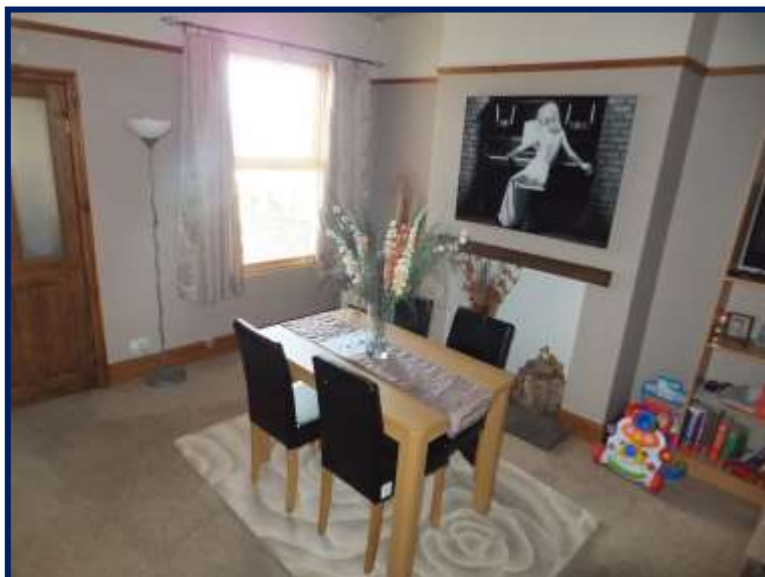
Having a feature fireplace with in inset electric fire and wooden surround, a radiator and bay window to the front elevation.



Doorway to:

### **DINING ROOM**

Ornamental fireplace with slate hearth and wooden mantle, picture rail, radiator and window to the rear elevation.



**42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE**

**KITCHEN**

A range of base and wall units in cream shaker style finish with inset stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor and space for washing machine and fridge freezer. Benefiting from tiled effect flooring, tiled splash-backs, storage cupboard with stairs down into the cellar and a window and door to side elevation.



**LANDING**

With a radiator and access to the loft.

**BEROOM ONE**

With a radiator and two windows to the front elevation.



**42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE**

**BEDROOM TWO**

With a cast iron, Victorian fireplace, a radiator and window to the rear elevation.



**BATHROOM**

A white and black suite comprising W.C, wash hand basin and bath with electric shower over, fully tiled walls, airing cupboard housing central heating boiler and a window to the rear elevation.





## 42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE

### REAR GARDEN

With a paved patio area leading to the lawn which is fully fenced and has an outside light.



### ADDITIONAL INFORMATION

**Council Tax Band: A**

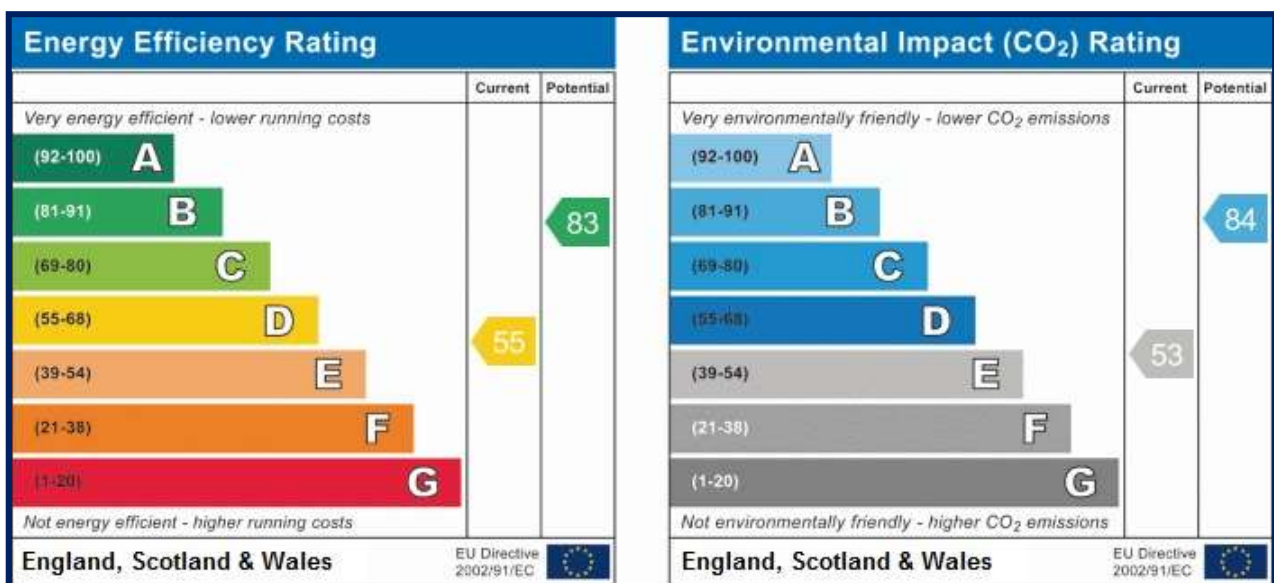
**Local Authority: Mansfield District Council**

**Primary School: King Edward Primary and Nursery**

**Secondary School: The Brunts Academy**

**Application fees and deposit apply.**

### ENERGY PERFORMANCE RATING



## **TENANCY INFORMATION AND COSTS**

### **APPLICATION**

All prospective Tenants have references taken upon them and there is a fee of £200 per property for one applicant and £100 per additional applicant, which is not refundable under any circumstances. Should a guarantor be required for any reason, an additional non-refundable £100 will be payable. This fee also acts as a holding deposit as we don't accept multiple applications and work on a first come first served basis.

### **TENANCY AGREEMENT**

The property will be available on an Assured Shorthold Tenancy for an initial period of six months. This may be extended after this period subject to approval from the landlord. You must be at least 18 years old in order to enter into an Assured Shorthold Tenancy.

The costs for preparing the legal tenancy agreement will be £102.00 which should be paid in advance and becomes non-refundable once the tenancy agreement has been prepared.

**THE APPLICATION AND TENANCY AGREEMENT FEE ARE BOTH PAYABLE UPON APPLICATION. (TOTTALLING TO £302.00 FOR ONE APPLICANT OR £402.00 BASED ON TWO APPLICANTS SHARING).**

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### **RENT**

The rent on all our properties is payable in advance. Therefore, you will be required to pay a month's rent in advance on commencement of the tenancy. Rent is paid monthly with the due date being the same date within the month that your tenancy commences.

### **DAMAGE DEPOSIT**

The Tenant will be expected to pay a deposit equivalent to a month's rent PLUS £100 with a minimum deposit of £500.00. i.e. if the rent on the property is £375 pcm then the deposit will be £500 or if the rent on the property is £500.00 then the deposit will be £600.00. Deposit amounts can, on occasion, vary due to the size of the property, its furnishings or the number of tenants applying so please clarify the deposit amount on the property you are enquiring about. Where Landlords do accept pets, then a pet deposit of £100 may be required.

The damage deposit, and any pet deposit taken, is returned at the end of the tenancy but may be subject to deductions for any damage to decorations, fixtures and fittings or any outstanding charges.

### **TYPICAL COSTS FOR TWO PEOPLE MOVING INTO A PROPERTY**

Application Fee based on two applicants	£ 300.00
Tenancy Agreement	£ 102.00
First Months Rent in Advance	£ 500.00
Damage Deposit	<u>£ 600.00</u>
<b>TOTAL</b>	<b><u>£1,502.00</u></b>

**PROVIDING THE APPLICATION COMES BACK ACCEPTABLE, WE WOULD THEN REQUIRE PAYMENT OF THE FIRST MONTH'S RENT AND DAMAGE DEPOSIT ( PLUS PET DEPOSIT IF APPLICABLE). THIS NEEDS TO BE PAID AT LEAST FIVE WORKING DAYS PRIOR TO THE START OF THE TENANCY.**

If you require any additional information then please don't hesitate to ask.

## **42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE**

### **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 ensure 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.