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**42 CROMPTON ROAD**  
**BILSTHORPE, NEWARK**  
**NOTTINGHAMSHIRE**  
**NG22 8PS**



**£475.00 PCM EXCLUSIVE**

**VIEWING**

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

**TENURE**

Freehold

- Mid-Town House
- Three Bedrooms
- Spacious Lounge
- UPVC Double Glazed
- Gas Central Heating
- Within Walking Distance to Local Amenities
- Driveway
- Large Rear Garden with Patio Area

42 CROMPTON ROAD, BILSTHORPE, NOTTINGHAMSHIRE

**This is three bedroomed property is situated in a popular and convenient location. It is within walking distance of the village amenities and has easy access to the nearby Town whilst also benefiting from being close to the beautiful Sherwood Forest Countryside. This property has a modern kitchen and bathroom benefits from off street parking.**

The front of the property there is a driveway, small front lawn and pathway leading to UPVC double glazed entrance door into:

### **ENTRANCE HALLWAY**

With ceiling light point, stairs to first floor landing, smoke alarm, wall mounted thermostat and door opening up into:

### **LOUNGE**

The lounge has UPVC double glazed window to the front, radiator, power points, TV aerial point, ceiling light point and attractive display areas either side of the chimney breast.



42 CROMPTON ROAD, BILSTHORPE, NOTTINGHAMSHIRE

Wooden door into:

### **KITCHEN**

With UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point, numerous power points, a range of wall and base units with roll top work surfaces and coordinated tiled surround, integrated double oven and grill with four-point hob, single drainer stainless steel sink with chrome mixer taps, space and plumbing for washing machine, space for fridge, space for freezer and UPVC double glazed door to rear garden.



Wooden panelled door with chrome door furniture into:

### **BATHROOM**

UPVC double glazed opaque window to the rear, three-piece suite comprising; panelled bath with tiled surround and shower head over, pedestal wash hand basin with tiled splash back set within vanity unit and close coupled W.C.



**LANDING**

Stairs to the first-floor landing with ceiling light point, access to loft space, smoke alarm and thermostatically controlled radiator.

Wooden panelled door with chrome door furniture into:

**BEDROOM ONE**

This is a good size double room which has UPVC doubled glazed window to the front, thermostatically controlled radiator, ceiling light point, power points and access to useful storage cupboard.



Wooden panelled door with chrome door furniture into:

**BEDROOM TWO**

UPVC double glazed window to the rear, thermostatically controlled radiator, power points, ceiling light point and access to built-in airing cupboard housing the boiler.



Wooden panelled door with chrome door furniture into:

**BEDROOM THREE**

A spacious single which has UPVC double glazed window to the rear, thermostatically controlled radiator, power points, television aerial and ceiling light point.

**OUTSIDE**

The rear garden is of a good size and is mainly laid to lawn surrounded by a mixture of fencing. There is a rear patio area that provides the ideal space for outside seating/dining.

**ADDITIONAL INFORMATION**

**Council Tax Band: A**

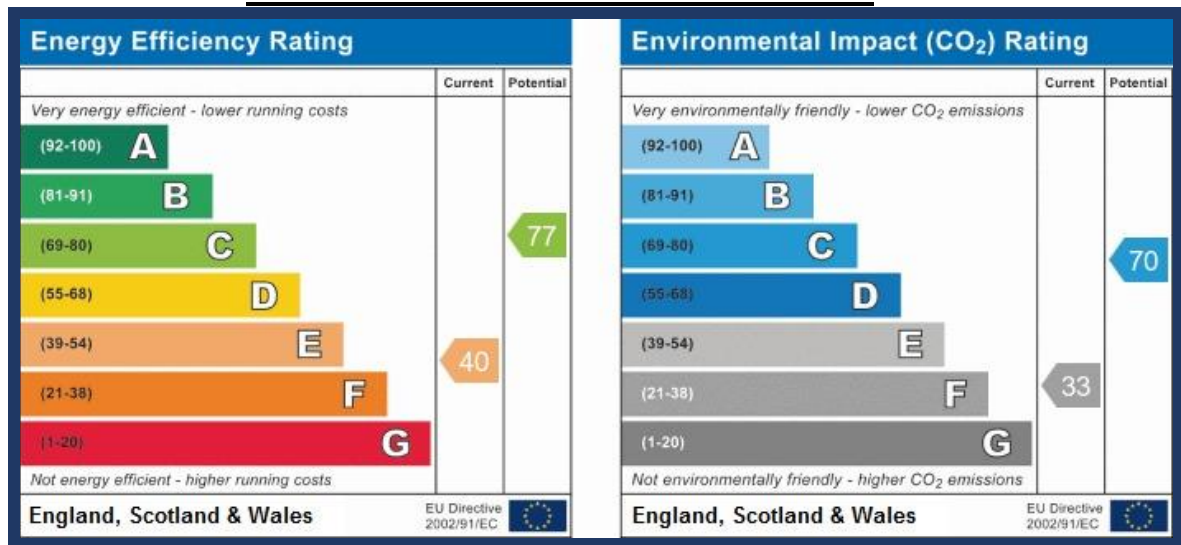
**Local Authority: Newark and Sherwood District Council**

**Primary School: Bilsthorpe Flying High Academy**

**Secondary School: The Dukeries Academy**

*Fees would be payable on application of this property and a deposit payable, details of which are available upon request and should be clarified before viewing.*

**ENERGY PERFORMANCE CERTIFICATE**



### **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 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.