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**76 SIXTH AVENUE
EDWINSTOWE
NOTTINGHAMSHIRE
NG21 9PW**



£110,000 - £120,000

VIEWING

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

TENURE

Freehold

- Spacious Semi-Detached Property
- Three Bedrooms
- Dining Kitchen
- UPVC Double Glazed
- Gas Central Heating
- Off Street Parking for Two Vehicles
- Front and Rear Gardens
- Popular Village Location

76 SIXTH AVENUE, EDWINSTOWE, NOTTINGHAMSHIRE

DIRECTIONS

From our office continue straight onto Quaker Way, which turns slightly to the right and becomes St. John Street. Turn right onto the A6009 St. Peter's Way, then left at the traffic lights onto the A60 Woodhouse Road. Continue to follow the A60 to the traffic lights at the junction with Peafield Lane and turn right onto the A6075, signposted Edwinstowe / Ollerton. At the roundabout take the second exit and at the second roundabout take the first exit. Turn right onto Fifth Avenue, then left onto Sixth Avenue where our For Sale board is visible on the left.

This modernised, spacious semi-detached property is located in the popular village of Edwinstowe, close to local schools and a variety of amenities. The three bedrooms, large dining kitchen and off-street parking for two vehicles make this an ideal property for first time buyers or buy to let investors.

UPVC Double glazed front entrance door:

LOUNGE

18' x 11' maximum. With coved ceiling, UPVC Double glazed Georgian style windows overlooking the front garden and rear garden, feature fireplace, numerous power points and radiator.



INNER LOBBY

With radiator and ceiling light point together with UPVC Double glazed door opening into rear garden.

GROUND FLOOR W.C

UPVC Double glazed opaque window to the rear, low flush W.C.

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DINING KITCHEN

18' x 9' Max Dining area- Coved ceiling, UPVC Double glazed Georgian style window overlooking rear garden, power point, built in cupboard housing consumer unit. Kitchen area- has been refitted with a new kitchen having a range of wall and base units, granite effect work surfaces with tiled surround, single drainer stainless steel sink, stainless steel hob with integrated stainless steel oven, UPVC Double glazed Georgian style window to the front, space and plumbing for washing machine, power point, radiator.



MASTER BEDROOM

18' x 9' Max UPVC Double glazed Georgian style windows to the front and rear, two radiators, three double power points, built in cupboard housing combination boiler.



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BEDROOM TWO

11' Max x 9'6" Max UPVC Double glazed Georgian style window to the front, built in storage cupboard, radiator, double power point.



BEDROOM THREE

8' x 8'2" UPVC Double glazed Georgian style window overlooking rear garden, radiator, two double power points.

BATHROOM

UPVC Double Glazed Opaque Georgian style window to the rear, half wall tiling, new three-piece suite in white comprising pedestal wash hand basin, close coupled W.C, shower cubicle with chrome shower and towel rail radiator.



REAR GARDEN

The rear garden is private and has a patio area and lawn; it has many mature shrubs, plants and trees.



ADDITIONAL INFORMATION

Council Tax Band: A

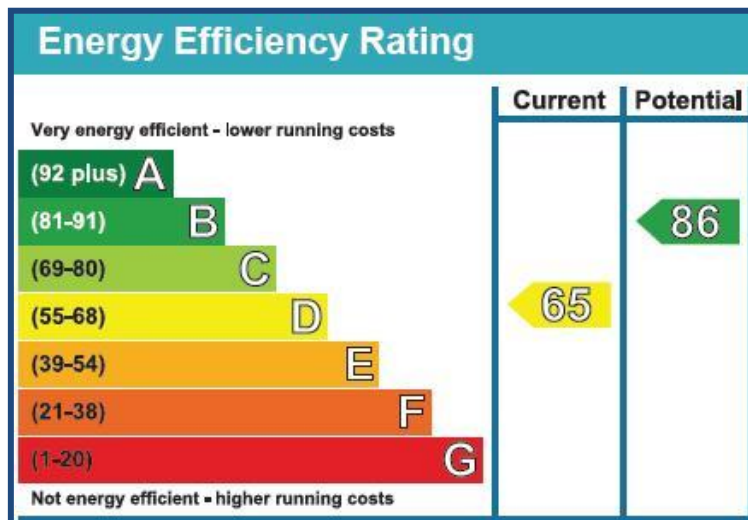
Local Authority: Newark and Sherwood District Council

Primary School: St Mary's C of E Primary Edwinstowe and King Edwin Primary

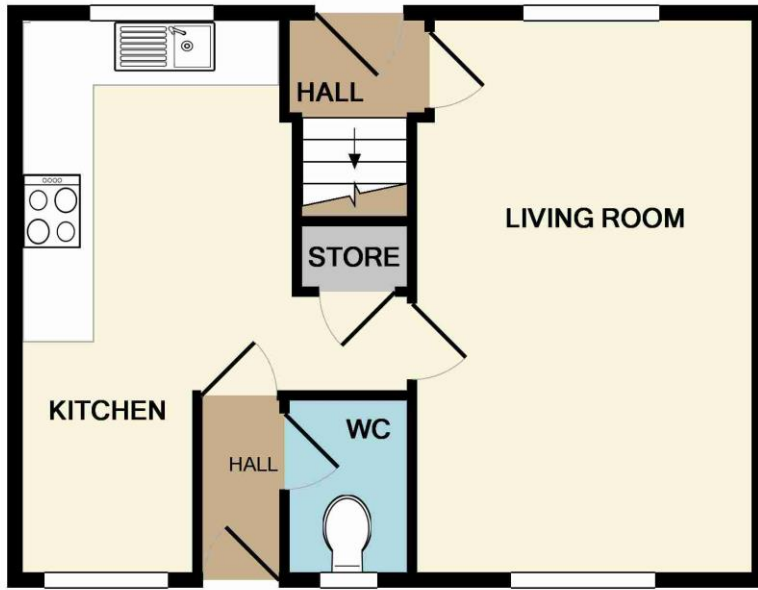
Secondary School: The Dukeries Academy

Stamp Duty on Asking Price: Nil (this may change if you already own another property)

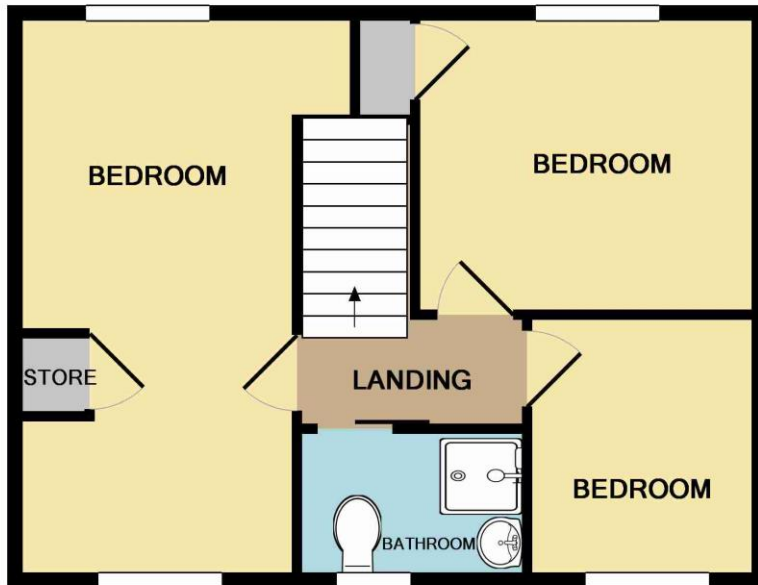
ENERGY PERFORMANCE RATING



FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.5 SQ.M.)

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.