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**GLADSTONE STREET
MANSFIELD WOODHOUSE
NOTTINGHAMSHIRE
NG19 9AW**



£420.00 PCM EXCLUSIVE

VIEWING

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

- Spacious Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Gas Central Heating
- UPVC Double Glazed
- First Floor Bathroom
- Close to Train Station
- Popular and Convenient Location

GLADSTONE STREET, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

DIRECTIONS

On leaving our office turn left heading on to Albert St continuing onto Quaker Way following the road round to the right onto St. John St. At the traffic signals turn right onto St. Peters Way /A6009 and then left at the next set of traffic lights onto Woodhouse Road/A60. Turn right onto Old Mill Lane /A6117 and then take the first left. Finally, at the end turn left on to Gladstone terrace and right onto Gladstone Street.

This two-bedroom mid-terrace property is situated in a popular and convenient location offering two reception rooms, two spacious double bedrooms and a large family bathroom.

There is a UPVC double glazed entrance door into:

LOUNGE

11'6" x 11' With coal effect gas fire, radiator, power points, ceiling light point, ceiling rose, ceiling coving and UPVC double glazed leaded window to the front.



White panelled door to:

SITTING ROOM

11'6" x 12' With door to understairs storage cupboard, feature fireplace, UPVC double glazed window to the rear, radiator, power points, ceiling light point, ceiling rose and ceiling coving.



KITCHEN

11' x 6'9" With a range of wall and base units with roll top work surfaces and tiled surrounds, single drainer stainless steel sink with chrome mixer taps, two UPVC double glazed windows and door to the side, power points, ceiling light point and ceiling coving.



Archway through to:

UTILITY

5'9" x 6'6" With UPVC double glazed window to the rear, space and plumbing for washing machine, space for fridge freezer, cupboards, drawers, work surfaces, power points and ceiling light point.



Doorway to stairs to:

LANDING

With access to insulated roof space, radiator, power points, ceiling light point, ceiling coving and smoke alarm.

White panelled door to:

BEDROOM ONE

11'9" max x 11'6" With UPVC double glazed leaded window to the front, radiator, power points, ceiling light point and ceiling coving.



GLADSTONE STREET, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

Doorway to:

BEDROOM TWO

12' x 8'6" With built-in airing cupboard, radiator, UPVC double glazed window to the rear, power points, ceiling light point and ceiling coving.

Doorway to:

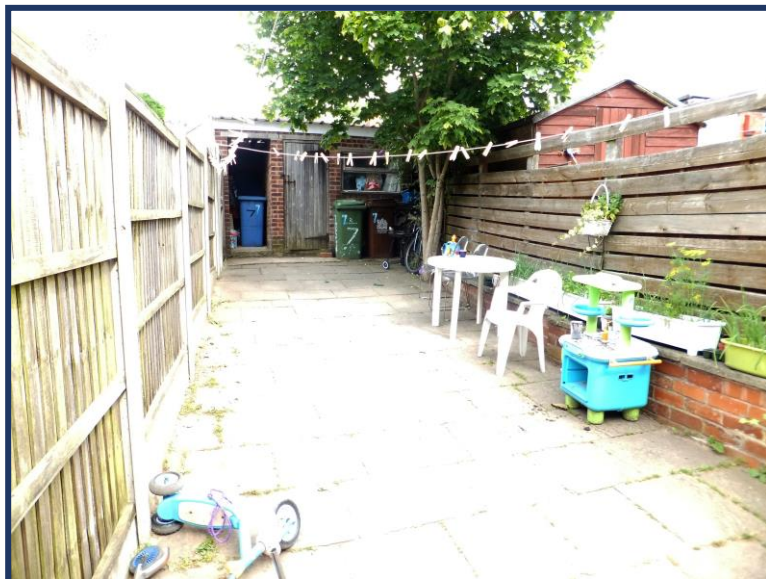
BATHROOM

10'9" x 6'6" With UPVC double glazed opaque window to the rear, half wall tiling, three-piece suite comprising corner bath, pedestal ash hand basin, close coupled W.C, wall mounted extractor, Triton Cara electric shower over bath, ceiling light point and built-in airing cupboard.



OUTSIDE

Outside to the rear there is an enclosed patio garden area and brick store.



ADDITIONAL INFORMATION

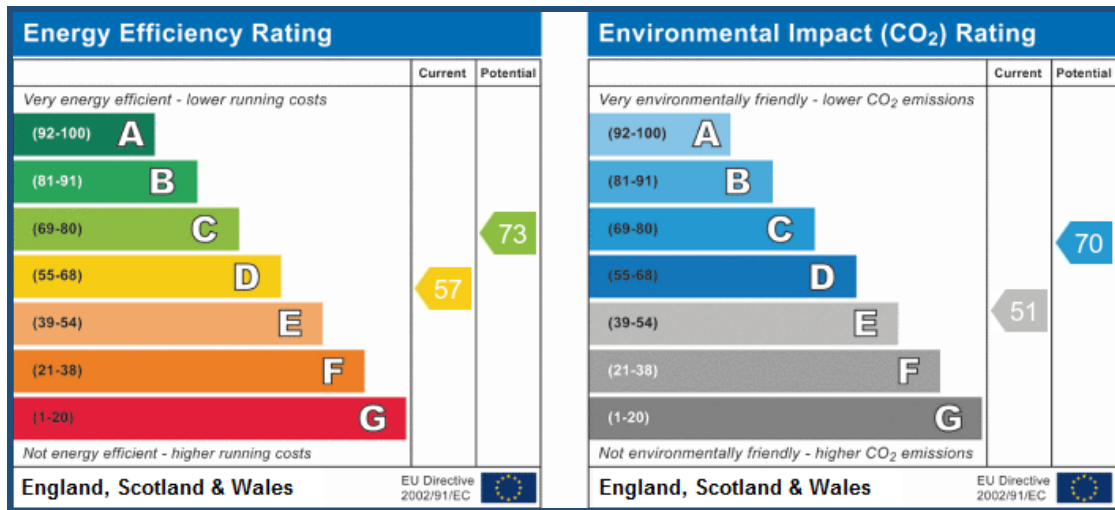
Council Tax Band: A

Local Authority: Mansfield District Council

Primary School: St Edmund's C of E Primary and Nursery

Secondary School: The Manor Academy

ENERGY PERFORMANCE CERTIFICATE



TENANCY INFORMATION AND COSTS

APPLICATION

All prospective Tenants have references taken upon them and there is a fee of £200 per property, up to a maximum of 2 applicants, 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 £85 plus VAT which should be paid in advance.

THE APPLICATION AND TENANCY AGREEMENT FEE (£302.00) ARE BOTH PAYABLE UPON APPLICATION.

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.

DAMAGE DEPOSIT

The Tenant will be expected to pay a deposit equivalent to a month's rent PLUS £100 or £500, being the minimum. i.e. if the rent on the property is £375 pcm then the deposit will be £500. This will be returnable at the end of the term but may be subject to deductions for any damage to decorations, fixtures and fittings or any outstanding cleaning charges

Where Landlords do accept pets, then a pet deposit of £100 may be required.

Typical Costs on one person moving into a property

Application Fee	£ 200.00
Tenancy Agreement	£ 102.00
First Months Rent in Advance	£ 600.00
Damage Deposit	£ 700.00
TOTAL	£1,602.00

However, this amount is not all payable all at once. To start with we only require the £200 referencing fee **and** the £102 for the preparation of a tenancy agreement. Providing the application comes back acceptable, we would then require the first month's rent and damage deposit at least 5 working days prior to the move in date.

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

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 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.