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**NO
CHAIN**

224 EAKRING ROAD

MANSFIELD

NOTTINGHAM

NG18 3EZ



£ 135,000

VIEWING

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

TENURE

Freehold

- Spacious Three Bedroom Semi Detached
- Ideal Family Home
- Lounge/Diner plus Conservatory
- UPVC Double Glazing/ Gas Central Heating
- Driveway
- Substantial Rear Garden
- Popular and Convenient Location
- Close to Local Amenities and Nearby Transport Links

DIRECTIONS

From our Mansfield office turn left onto station Road following the Road round to the left. At the traffic lights turn left onto St Peters Way staying in the left hand lane until passing through the first set of traffic lights, move into the right hand lane turning right at the second set of traffic lights onto Ratcliffe Gate continuing onto Rock Hill. At the traffic lights turn left onto Carter Lane/ B6030. At the traffic lights turn right onto Eakring Road, continuing forward for $\frac{3}{4}$ of a mile until you reach the property which be easily located by our 'For Sale' board on the right hand side.

If you are looking for a project this could be just the property for you! This is an excellent opportunity to acquire a family sized semi-detached property in this ever-popular location. The property is set back from the road and has parking for numerous vehicles and benefits from a good size plot with a spacious rear garden.

This property is ideally located close to a variety of local amenities to include local shops, supermarket and restaurants, there are also good transport links with easy access to the town centre. There are a range of leisure activities to suit all interests close by and this property also benefits from a number of good nearby primary and secondary schools.

Wrought iron gated access to driveway providing parking for a number of vehicles with gated access to the side of the property leading to the rear.

Open arched porchway with UPVC double glazed entrance door into:

HALLWAY

The hallway has radiator, power points, ceiling light point and stairs to the first-floor landing.

Door to:

KITCHEN

8'9" x 8'0" This room has been fitted with a range of wall and base units with roll top work surfaces, coordinated wall and floor tiling, single drainer stainless steel sink with chrome mixer taps, space and plumbing for washing machine, space for fridge, ceiling light point, numerous power points, double glazed window to the side and door to understairs pantry with shelving.



224 EAKRING ROAD, MANSFIELD, NOTTINGHAMSHIRE

From the hallway there is a door opening into the:

LOUNGE/DINING ROOM

26'11" max into bay x 11'1" This is a spacious living room which is separated into two distinct areas by a centralised square archway. The lounge area has UPVC double glazed bay window to the front. radiator, power points, TV aerial point and ceiling light point. The dining area has radiator, wall mounted fire, power points, ceiling light point and double-glazed doors opening into the conservatory.



CONSERVATORY

15'0" x 7'0" A useful addition to this property with a tiled floor and doors opening onto the rear patio.



224 EAKRING ROAD, MANSFIELD, NOTTINGHAMSHIRE

STAIRS TO FIRST FLOOR LANDING

There is access to roof space, double glazed window to the side, ceiling light point and power point.

BEDROOM ONE

13'10" max into bay 11'2" This is a good sized double bedroom which has a double-glazed bay window to the front, radiator, power points and ceiling light point.



BEDROOM TWO

12'3" x 10'1" Bedroom two is also a double and has double glazed window to the rear, radiator, power points and ceiling light point.



BEDROOM THREE

8'1" x 6'8" This is a good sized single with double glazed window to the front, radiator, power points and ceiling light point.



BATHROOM

The bathroom has a double glazed opaque window to the side, white panelled bath with tiled surround and shower over, pedestal wash hand basin, ceiling light point and extractor fan.



W.C

With close coupled W.C, double glazed opaque window to the side and ceiling light point.

OUTSIDE

There is a raised lawn surrounded by a mixture of fencing and hedgerow, useful garden shed and patio area.



AGENTS NOTES

This property is sold with no upward chain. The property itself would benefit from a scheme of upgrading to include the kitchen and bathroom, floor coverings and decoration. The garden also requires some maintenance.

ADDITIONAL INFORMATION

Council Tax Band: B

Local Authority: Mansfield

Primary School: Wynndale Primary School

Secondary School: Samworth Church Academy

Stamp Duty on Asking Price: £200.00 (this may change if you are a first-time buyer or are buying a second property)

ENERGY PERFORMANCE RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E	50		
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.			

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.