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**69 VERNON CRESCENT
RAVENSHEAD
NOTTINGHAMSHIRE
NG15 9BP**



£775 PCM EXCLUSIVE

VIEWING

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

TENURE

Freehold

- Detached Property
- Three Bedrooms
- Sought After Location
- UPVC Double Glazed
- Gas Central Heating
- Easy Access to Mansfield and Nottingham
- Fantastic Local School
- Driveway & Garage
- Gardens to Front and Rear

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DIRECTIONS

From Mansfield take the A60 towards Nottingham. Proceed along the A60 continuing straight over the traffic lights at Larch Farm Pub. Turn left before the Hut Pub opposite the Newstead Abbey Gates onto Longdale Lane. Turn left onto Vernon Avenue and finally left onto Vernon Crescent. Continue along Vernon Crescent for 500m where the property will be found on the left-hand side and can be easily located by our board.

This property is located in the highly regarded village of Ravenshead, benefiting from a variety of local shops/amenities as well as being in the catchment area of the outstanding Abbey Gates Primary School. This three-bedroom detached home is ideally situated on a quiet road with gardens to both the front and rear. The property benefits from having both a driveway and garage.

FRONT GARDEN

Driveway providing parking for two cars leading to attached single brick garage with up and over door. There are steps from the driveway to a pathway which leads to the rear garden. The front garden is laid to lawn with borders having a number of shrubs and plants.

There is a pathway leading to the double glazed front entrance door with coach lamp to the side which opens into:

ENTRANCE PORCH

With UPVC double glazed window to the side, wall light point, radiator, power point and parquet flooring.

Wooden panelled door opening to:

LOUNGE

16'6" max x 16' max This spacious lounge has UPVC double glazed windows to the front and side, ceiling coving, deep skirtings, ceiling light points, power points, radiator and TV aerial point.



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French doors opening into:

DINING-ROOM

15' x 8'6" max excluding recess to understairs With UPVC double glazed window to the side, double glazed patio doors overlooking and opening onto rear garden, door to built in cupboard incorporating gas and electricity meters and housing the gas boiler, white panelled door to second built in storage cupboard, ceiling coving, deep skirtings, ceiling light point, power points, radiator and telephone point.



White panelled door to:

KITCHEN

7' max x 11' max With UPVC double glazed window to the rear, a range of wall and base units with roll top work surfaces and co-ordinated tiled surrounds. Stainless steel canopy over stainless steel gas hob, integrated stainless steel electric oven, space and plumbing for washing machine, one and a half bowl single drainer, stainless steel sink with mixer taps, space for fridge/freezer and numerous power points.



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Stairs to:

FIRST FLOOR LANDING

With door to built in storage cupboard, ceiling coving, ceiling light point, deep skirtings.

Panelled door to:

BATHROOM

With UPVC double glazed opaque window to the rear, three-piece white suite, comprising bath, pedestal wash hand basin, close coupled WC, panelled bath with shower over and tiled surround, ceiling light point, extractor and chrome towel rail radiator.



Panelled door to:

BEDROOM ONE

12' x 8' excluding wardrobes With UPVC double glazed window to the front, ceiling and wall light points, fitted wardrobes, radiator, power point, deep skirtings and TV aerial point.



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Panelled door to:

BEDROOM TWO

8' x 9' With UPVC double glazed window to the rear, coved ceiling, ceiling light point, radiator, deep skirtings, power point and TV aerial point.



Panelled door to:

BEDROOM THREE

7'9" x 8'6" With UPVC double glazed window to the front, ceiling light points, power points and deep skirtings. From this room there is access to a converted loft space.



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LOFT SPACE

13' x 8'6" With UPVC double glazed windows to each side, radiator, power points, TV aerial point and telephone point. The ceiling of this room follows the roofline of the property and there are three access points to the eaves. (For storage only)

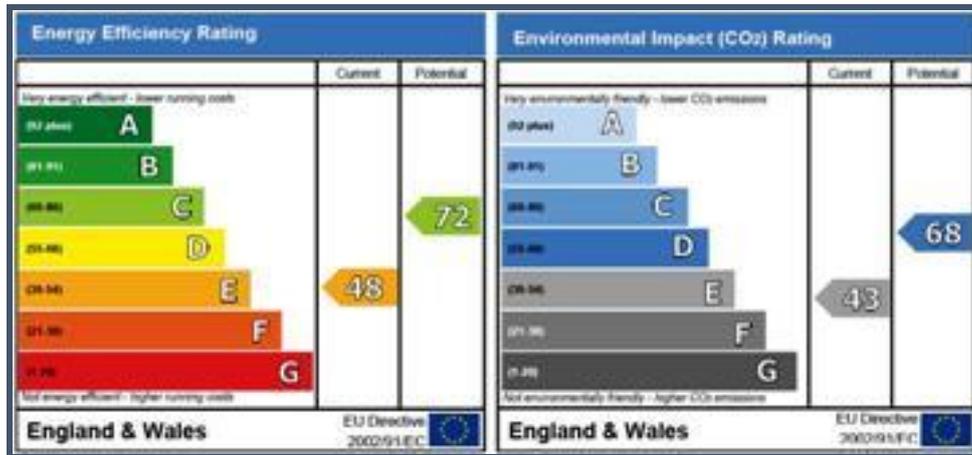


OUTSIDE

The rear garden is on two levels the top having patio/pebbled area providing space for outside dining, the lower level of the garden is laid to lawn and is surround by well stocked borders to include a number of shrubs, plants and trees. The garden isn't overlooked so provides a private and peaceful place to relax.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: D
Local Authority: Gedling

Local Primary School: Abbey Gates Primary and Ravenshead C of E
Local Secondary School: Joseph Whittaker

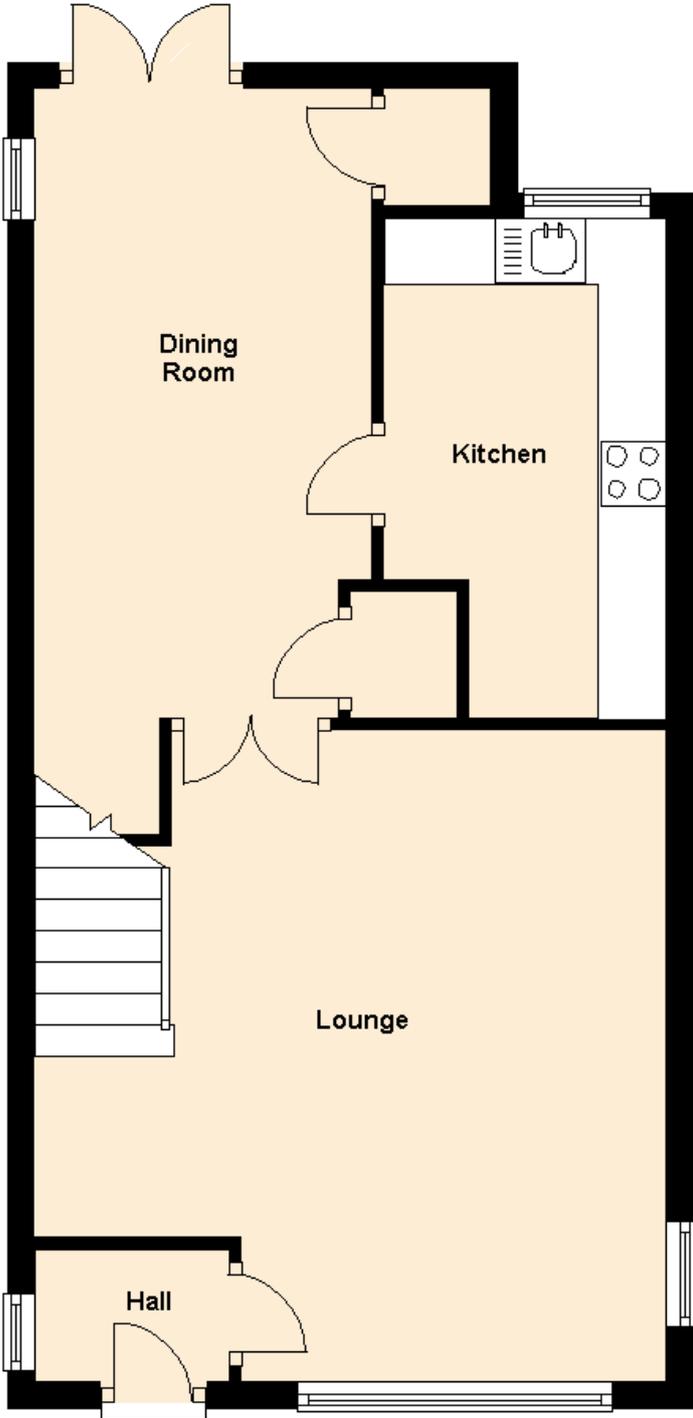
Fees would be payable on application of this property and a deposit payable, details of which are available upon request and should be clarified before viewing

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FLOOR PLANS

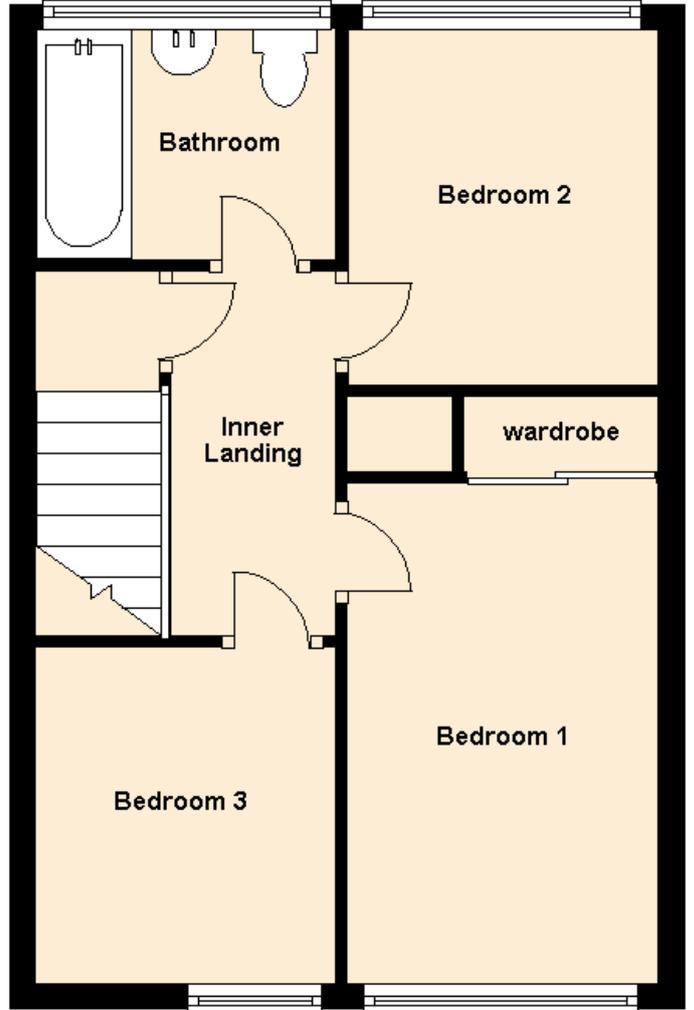
Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



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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 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.