

16 albert street  
mansfield  
nottingham  
NG18 1EB

need2view  
property services  
Sales & Lettings

tel: 01623 422000  
fax: 01623 421068

www.need2view.co.uk  
mansfield@need2view.co.uk

**96 CROMPTON ROAD**

**BILSTHORPE**

**NOTTINGHAM**

**NG22 8QF**



**£120,000**

**VIEWING**

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

**TENURE**

Freehold

- Semi-Detached Property
- Three Bedrooms
- Dining Kitchen
- Conservatory
- UPVC Double Glazing
- Gas Central Heating
- Detached Garage
- Driveway
- Large Rear Garden
- Popular Location

### **DIRECTIONS**

**From our office in Mansfield, continue along Albert Street which turns right and becomes White Hart Street, which then turns right and becomes Church Street. Church Street turns slightly to the right and becomes Church Side. Turn right onto Midworth Street and let onto Albert Street. At the traffic lights turn left onto St. Peter's Way, and at the next set of traffic lights turn right onto the A6191 Ratcliffe Gate. Continue to follow the A6191 and at the roundabout take the second exit onto the A6191 Southwell Road. Turn left at the next roundabout onto the A617 Rainworth bypass and go straight over at the next roundabout. Take the first exit signposted Doncaster onto the A614 Old Rufford Road at the next roundabout, and then take the third turning on the right onto Mickledale Lane. Crompton Road is the fourth turning on the right, where the property is on the left-hand side.**

**This is an attractive and well-presented three-bedroom semi-detached property with gardens to the front and rear and off-street parking. In the popular location of Bilsthorpe, it is convenient for Mansfield and Newark.**

With front garden and shared drive leading to a detached garage.

UPVC double glazed entrance door into:

### **HALLWAY**

With thermostatically controlled radiator, ceiling light point and stairs to first floor landing.

Glazed and panelled door into:

### **LOUNGE**

16' max x 12'. Attractive lounge with UPVC double glazed bow window to the front, feature fireplace, laminate flooring, thermostatically controlled radiator, power points, television aerial point, tele phone point and ceiling light point.

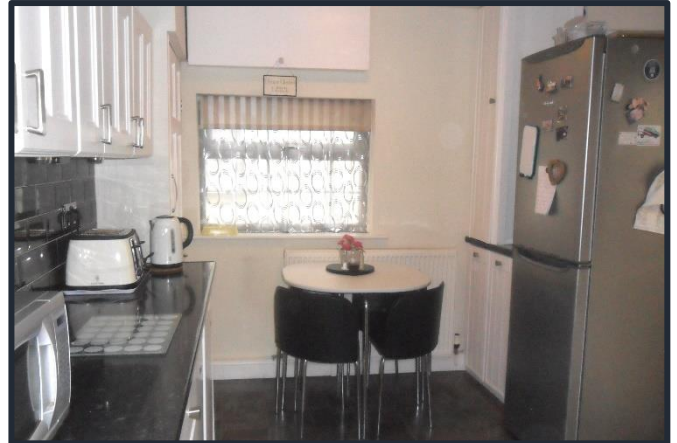


## 96 CROMPTON ROAD, BILSTHORPE, NOTTINGHAM

Glazed and panelled door into:

### **DINING KITCHEN**

14' x 9'6". Fitted with a range of wall and base units, roll top work surfaces, co-ordinated part wall tiling, stainless steel circular sink with mixer tap, space and plumbing for washing machine, space for cooker and space for fridge freezer. UPVC double glazed windows to the side and rear, thermostatically controlled radiator, power points, ceiling light point and door to understairs storage cupboard.



Door to:

### **CONSERVATORY**

9'6" x 12'. With wall mounted electric fire, power points, thermostatically controlled radiator and french doors opening onto and overlooking the rear garden.

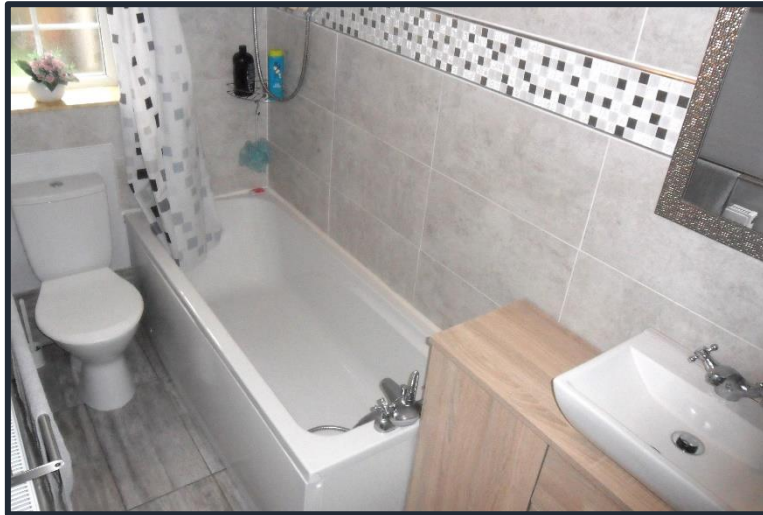


**96 CROMPTON ROAD, BILSTHORPE, NOTTINGHAM**

White panelled door to:

**BATHROOM**

With three piece white suite comprising panelled bath with shower head mixer tap, close coupled W.C., and wash hand basin set into vanity unit. Part wall tiling, floor tiling, UPVC double glazed window to the rear, thermostatically controlled radiator and ceiling light point.



**FIRST FLOOR LANDING**

With access to insulated roof space, UPVC double glazed window to the side, power point and ceiling light point.

White panelled door to:

**BEDROOM ONE**

14' x 11'. With mirror fronted fitted wardrobes, UPVC double glazed window to the front, thermostatically controlled radiator, power points and ceiling light point.



**96 CROMPTON ROAD, BILSTHORPE, NOTTINGHAM**

White panelled door to:

**BEDROOM TWO**

7'6" x 11' excluding fitted wardrobes. With mirror fronted fitted wardrobes, UPVC double glazed window to the rear, thermostatically controlled radiator, power points and ceiling light point.



White panelled door to:

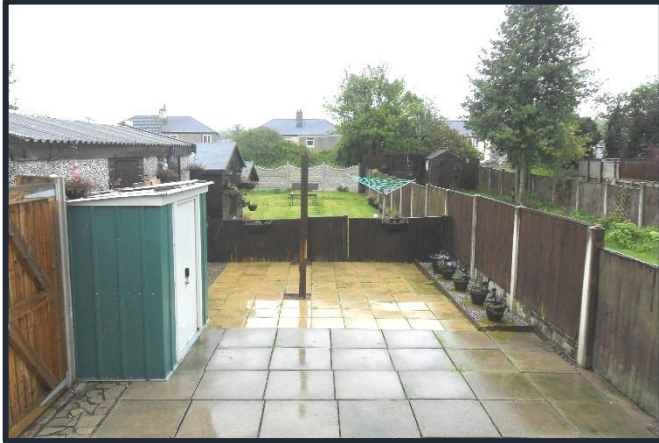
**BEDROOM THREE**

8' x 7'3" excluding fitted wardrobes. With mirror fronted fitted wardrobes, UPVC double glazed window to the rear, thermostatically controlled radiator, power points and ceiling light point.



### OUTSIDE

There is a shared driveway leading to a detached garage with up and over door, power and courtesy light. The large rear garden is access through a gate from the driveway and has an ample sized patio with a small decked area leading from the conservatory. The remainder of the garden is laid to lawn with stocked borders and two useful garden sheds.



### ADDITIONAL INFORMATION

**Local Council:** Newark & Sherwood District Council

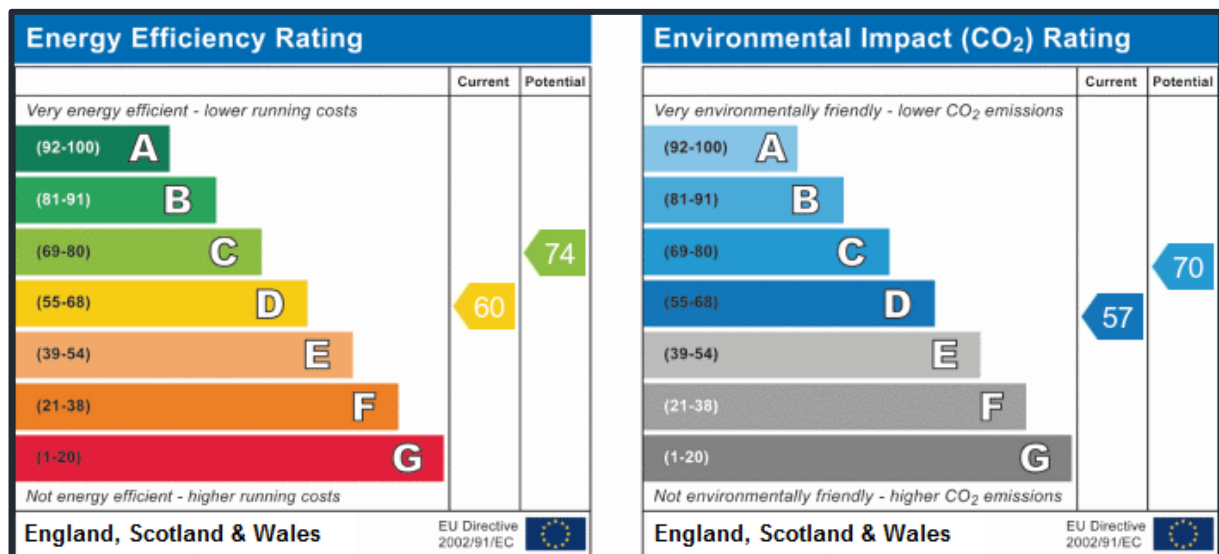
**Council Tax Band:** A

**Primary School:** Bilsthorpe Flying High Academy

**Secondary School:** The Dukeries Academy

**Stamp Duty on Asking Price:** Nil (this may change if you are buying a second property)

### ENERGY PERFORMANCE RATING



## **96 CROMPTON ROAD, BILSTHORPE, NOTTINGHAM**

### **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.