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mansfield  
nottingham  
NG18 1EB

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Sales & Lettings

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**35 OLD MILL LANE  
MANSFIELD WOODHOUSE  
NOTTINGHAMSHIRE  
NG19 9AL**



**£76,950**

**VIEWING**

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

**TENURE**

Freehold

- Mid Terraced Property
- Modern Kitchen
- Two Reception Rooms
- Two Double Bedrooms
- Refitted Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Front Forecourt, Rear Garden & Off-Street Parking
- Within Walking Distance to local Amenities

### **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.

**In our opinion this is a fabulous home set well back from the road by an attractive public open space with an avenue of trees.**

There is street parking and off-street parking via gated access to the rear to a driveway. There is a front garden which has a low maintenance pebbled area and a border. The property also benefits from a security alarm system.

UPVC double glazed entrance door opening into:

### **LOUNGE**

**12' x 11'6"** With UPVC double glazed window to the front, built in meter cupboard, cast iron fuel burner set into fireplace with slate hearth, power points, telephone point, television aerial point, ceiling light point, ceiling coving and thermostatically controlled radiator.

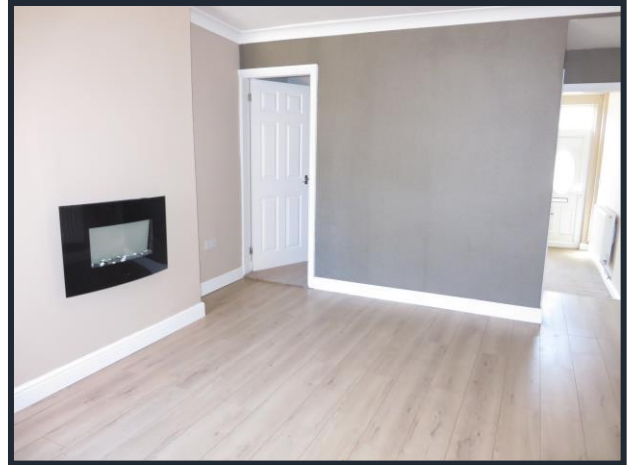
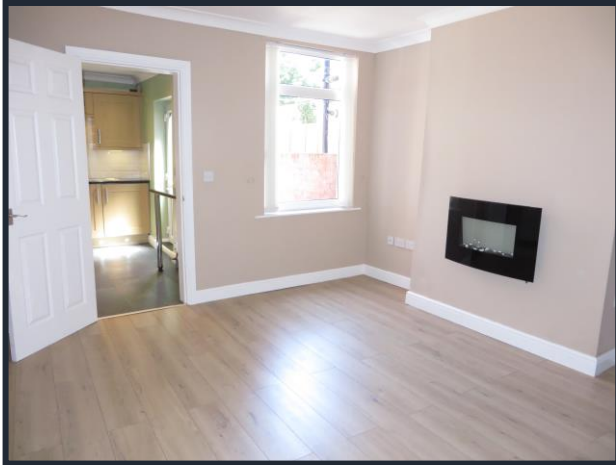


## 35 OLD MILL LANE, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

White panelled door to:

### DINING ROOM

**11' max x 12' max** With double glazed window to the rear, wall mounted pebble effect electric fire, power points, television aerial point, ceiling light point, ceiling coving, radiator and laminate flooring. White panelled door leading to understairs storage cupboard with coat hooks, wall light point and double power point.



White panelled door to:

### KITCHEN

**10'6" x 6'3"** Modern kitchen with a range of wall and base units with under cabinet and plinth lighting, roll top work surfaces, co-ordinating tiling, one and a half bowl stainless steel sink with chrome mixer tap, illuminated extractor over stainless steel gas hob with integrated double oven and grill, integrated fridge, integrated freezer and integrated washing machine. Radiator, numerous power points with stainless steel finish, ceiling spot lights, ceiling coving, UPVC double glazed window to the side and UPVC double glazed door opening onto the rear.



## **35 OLD MILL LANE, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE**

White panelled door from the dining room leading to:

### **STAIRS TO FIRST FLOOR LANDING**

Double power point, two ceiling light points, ceiling coving.

White panelled door to:

### **BEDROOM ONE**

**12' max x 10'6"** With UPVC double glazed window with attractive view onto the public open space to the front, numerous power points, T.V aerial point and thermostatically controlled radiator, ceiling light point and ceiling coving.

White panelled door to:

### **BEDROOM TWO**

**9' x 10'6"** With UPVC double glazed window to the rear, numerous power points, T.V aerial point and thermostatically controlled radiator, ceiling light point, built in cupboard with access to roof space (partly boarded insulated and with light) and ceiling coving.

Panelled door to:

### **BATHROOM**

**6' max x 10'6" max** Refitted modern bathroom with three-piece white suite comprising panelled spa bath with chrome waterfall mixer taps, shower over and glazed shower screen, close coupled W.C. and pedestal wash hand basin. Part wall tiling, airing cupboard housing combi boiler, UPVC double glazed opaque window to the rear, ceiling light point, radiator, laminate flooring and twin voltage shaver point.

### **OUTSIDE**

To the rear there is a single storey brick built garden store/outbuilding and a good sized rear garden enclosed with fencing, has a lawn with stocked borders and rear driveway/car standing with double gated access to the road at the rear. Two outside lights, outside tap.



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**ADDITIONAL INFORMATION**

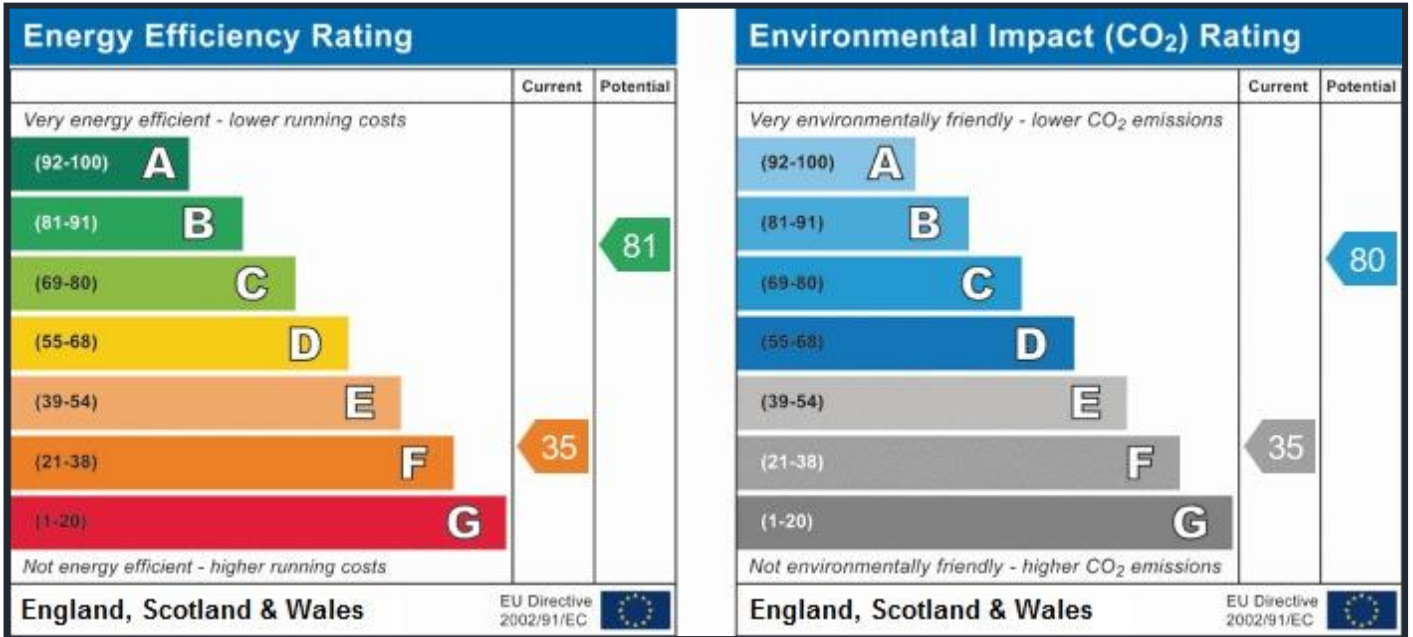
**Council Tax Band: A**

**Local Authority: Mansfield District Council.**

**Primary School: St Edmund's Church of England Primary and Nursery School**

**Secondary School: The Manor Academy**

**Stamp Duty on Asking Price: Nil (Additional charges may apply if purchasing as a second property.)**



## **35 OLD MILL LANE, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE**

### **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 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.