

**3A WATSON AVENUE**

**MANSFIELD**

**NOTTINGHAMSHIRE**

**NG18 2BS**



**£ 825.00 PCM EXCLUSIVE**

**VIEWING**

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

**TENURE**

Freehold

- Modern Three Bed Semi-Detached
- Part Furnished
- UPVC Double Glazed
- Gas Central Heating
- Off Street Parking
- Within Walking Distance to the Town Centre
- Low Maintenance Front & Rear Gardens

## 3A WATSON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

### DIRECTIONS

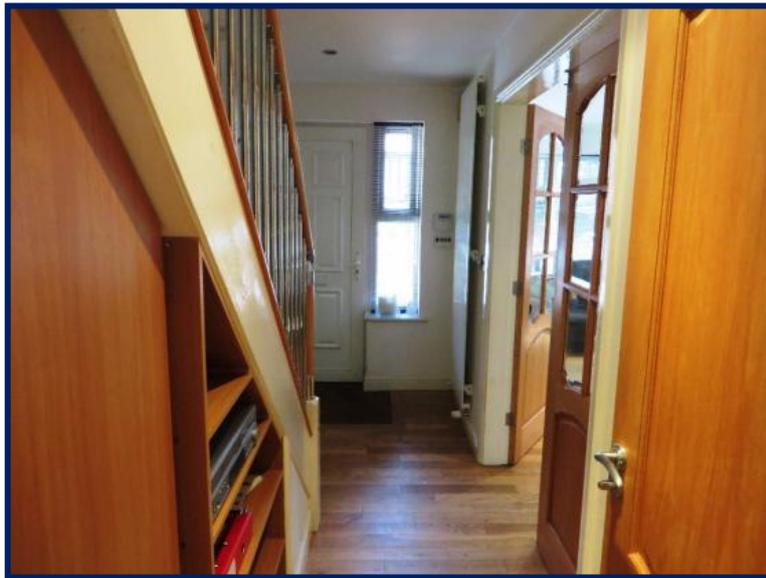
From our Mansfield office turn left onto Station Road following the road round to the left. At the traffic lights turn left onto St Peters Way staying in the right hand lane, continue through two sets of traffic lights then move into the right hand lane taking the right hand turning at the next set of traffic lights onto Bath Lane then the immediate left onto Watson Avenue where the property can be easily located by our 'To Let' board on the left hand side.

**This is a large modern three bedroom semi detached property occupying an extremely convenient position in a well regarded area within walking distance of the town centre and all amenities. There is permit parking and private driveway. There is low maintenance front garden. This property benefits from a security alarm system. This is a partly furnished house.**

UPVC double glazed entrance door into:

### HALLWAY

With oak flooring, radiator, ceiling spot lights, dimmer switch and under stairs storage with shelving.



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**GROUND FLOOR W.C**

With UPVC double glazed opaque window, ceiling spot lights, extractor, radiator, pedestal wash hand basin, wall mirror, close coupled W.C and oak flooring.

Doors opening into:



**LOUNGE**

**16'6" x 11'.** With ceiling spot lights, two UPVC double glazed windows, continuation of oak flooring, radiator, power points, telephone point and TV aerial point.



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Archway through to:

### DINING-KITCHEN/FAMILY ROOM

**18' max x 19'9"**. Family room has ceiling spot lights, radiator, power points, box bay UPVC double glazed window with patio doors overlooking and opening onto the garden.



This is an L shape dining kitchen with UPVC double glazed window to the front and rear elevations, ceiling spot lights, a range of kitchen units in maple with butchers block roll top work surfaces, twin stainless steel sink with chrome mixer taps, glazed and stainless steel illuminated style extractor, four ring stainless steel hob with stainless steel splash back, stainless steel oven & grill, integrated dishwasher, integrated fridge, integrated freezer, radiator, power points and continuation of oak flooring.

### LANDING

With UPVC double glazed window to the rear, radiator, power points, ceiling spot lights and dimmer switches.

White panelled door to:

### MASTER SUITE

**10'9" x 13' excluding the en-suite.** With UPVC double glazed window to the front, ceiling spot lights and a range of fitted bedroom furniture to include wardrobes, cupboards and drawers. There is radiator, power points and doorway to:



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**EN-SUITE**

With full wall tiling, UPVC double glazed opaque window, ceiling spot lights, shower cubicle, wash hand basin set into vanity unit and close coupled W.C.



Panelled door to:

**BEDROOM 2**

**12' x 8'**. With UPVC double glazed window to the rear, ceiling spot lights, radiator and fitted bedroom furniture including wardrobes, cupboards, dressing table and bedside table.



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Panelled door to:

### BEDROOM 3

9'9" x 8'9". With double glazed window to the front, fitted bedroom furniture incorporating; wardrobes, bedside table, cupboards and dressing table with drawers. There are ceiling spot lights, a thermostatically controlled radiator and power points.



White panelled door to:

### BATHROOM

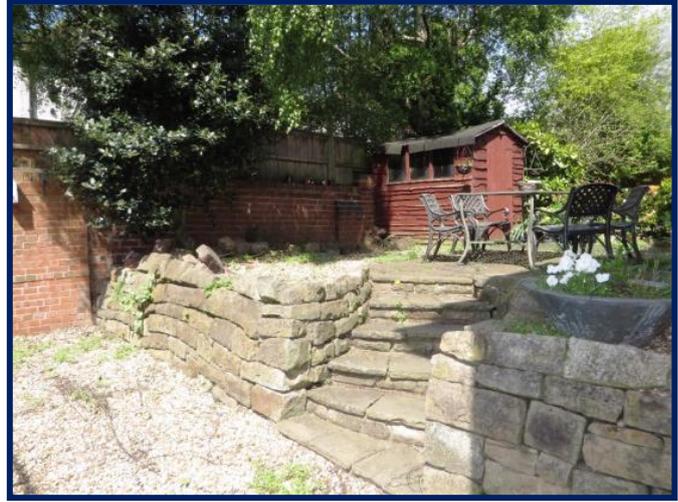
With UPVC double glazed opaque window to the rear, full wall tiling, ceiling spot lights, extractor, three piece comprising panelled bath with shower head mixer taps, close coupled W.C, pedestal wash hand basin, radiator, panelled door to storage cupboard with shelving, power points and washer dryer.



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## OUTSIDE

The rear garden includes a patio and seating area.



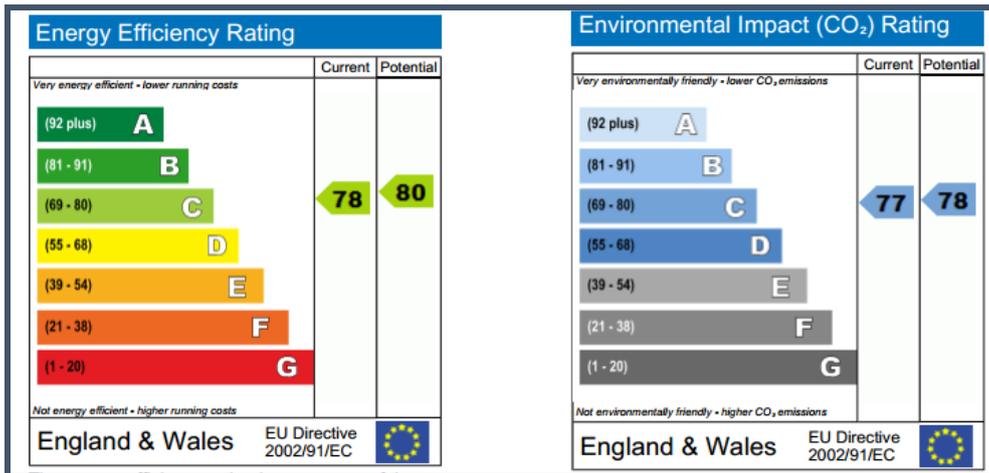
## ADDITIONAL INFORMATION

**Council Tax Band: D**

**Local Authority: Mansfield District Council**

**Primary School: The Mansfield Primary Academy**

**Secondary School: The Brunts Academy**



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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 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.