

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

**49 CHURCH STREET
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 1FE**



£ 113,000

VIEWING

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

TENURE

Freehold

- Semi Detached Property
- Deceptively Spacious
- Four Bedrooms
- Fabulously Finished
- Two Reception Rooms
- Breakfast Kitchen
- Gas Central Heating
- Double Glazing
- Convenient Location
- Attractive Rear Garden
- A Variety of Nearby Amenities

DIRECTIONS

From Mansfield follow the A38 sign posted towards Sutton and the M1. At the traffic signals by Kings Mill Hospital go straight over onto Mansfield Road/B6023. At the next two set of traffic light continue forward onto Priestsic Road passing straight over the 1st round about and then straight on/the second exit at the second roundabout onto Manor Street. Continue forward onto Church Street where the property can be easily located by our 'For Sale; board.

This three bedroom attractive and spacious end terrace property occupies an excellent position on Church Street which is a popular and convenient location.

There is an UPVC double glazed entrance door opening into:

SPACIOUS LOUNGE

15' max x 12' max Which has UPVC double glazed window overlooking attractive St Marys gardens which were opened in June 1935 with the dedication by the then vicar of St Marys church. There are wall and ceiling light points, power points, TV aerial point and telephone point.



49 CHURCH STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

Fire door to:

DINING-KITCHEN

15'9" max x 13' max Which has UPVC double glazed windows to the front, rear and side, ceiling spot lights, ceramic floor tiling, radiator, power points and wall mounted combination boiler (installed in November 2014 and serviced in November 2015). The kitchen has been fitted with wall and base units, attractive granite counter tops and splash backs, five ring stainless steel gas hob with granite splash back, glazed canopy style stainless steel illuminated extractor, space and plumbing for dishwasher, space and plumbing for washing machine and space for American style fridge freezer.



There is a glazed fire door opening to:

CELLAR

10' x 8' Which is approached by steps leading down to a room which has ceiling light point and extractor. The cellar is very much a usable room having been tanked, boarded and insulated. There is arch restricted height ceiling.



49 CHURCH STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

Glazed panelled fire door to:

SUPERB SITTING ROOM

15' max x 11'9" With TV aerial point, wall light points, ceiling light point, radiator and UPVC double glazed windows and French doors opening onto and overlooking the rear garden.



49 CHURCH STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

Glazed fire door opening to stairs to:

FIRST FLOOR LANDING

With ceiling spot lights.

White panelled door to:

BEDROOM FOUR

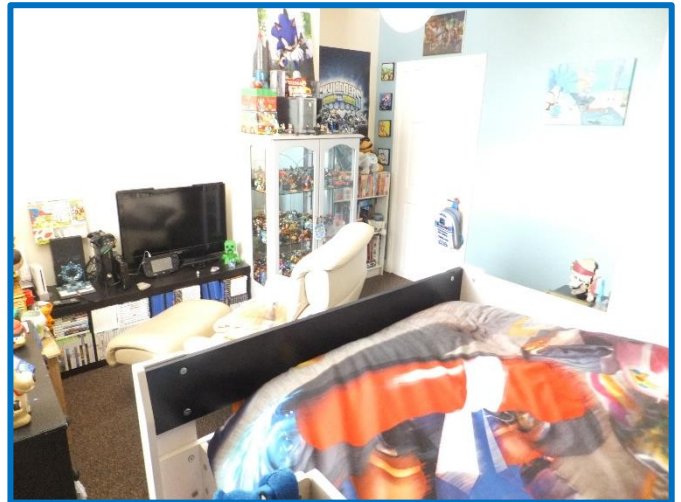
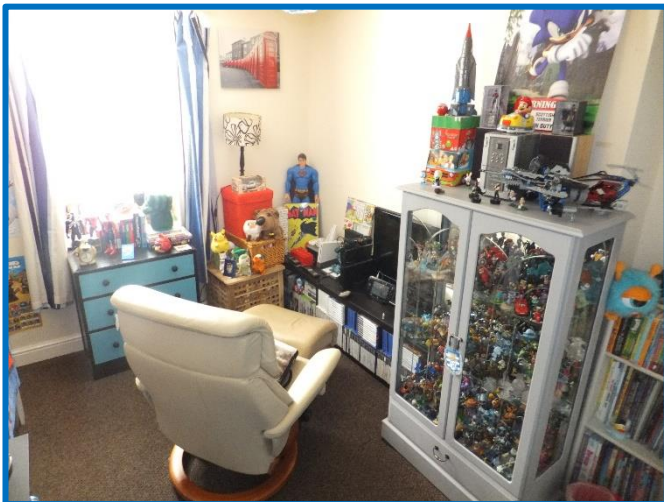
14' max x 7'9" With UPVC double glazed window to the front, radiator, power points, TV aerial point and ceiling light point.



White panelled door to:

BEDROOM THREE

15' max x 11'9" max Which is L-shaped and has built-in storage cupboard, UPVC double glazed window overlooking the rear garden, radiator, power points, TV aerial point and ceiling light point.

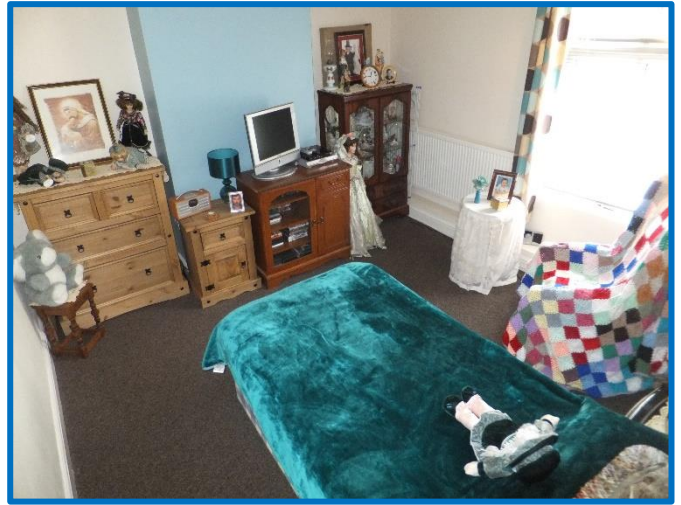


49 CHURCH STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

White panelled door to:

BEDROOM TWO

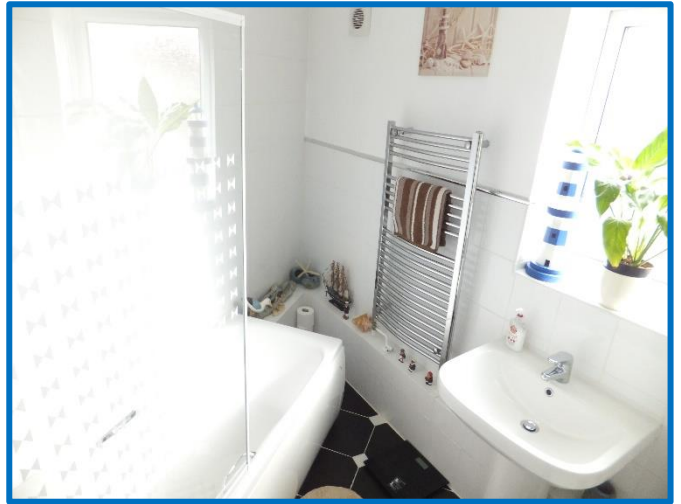
12' max x 11'10" With UPVC double glazed window to the front, radiator, power points, ceiling light point, TV aerial point and built-in storage cupboard.



Panelled door to:

BATHROOM

With UPVC double glazed opaque window to the side, wall mounted extractor, ceiling light point, chrome towel rail radiator, part wall tiling, ceramic floor tiling, three-piece white suite comprising; panelled bath with glazed shower screen and Triton electric shower over, pedestal wash hand basin and close coupled W.C.



49 CHURCH STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

White panelled door to stairs leading to:

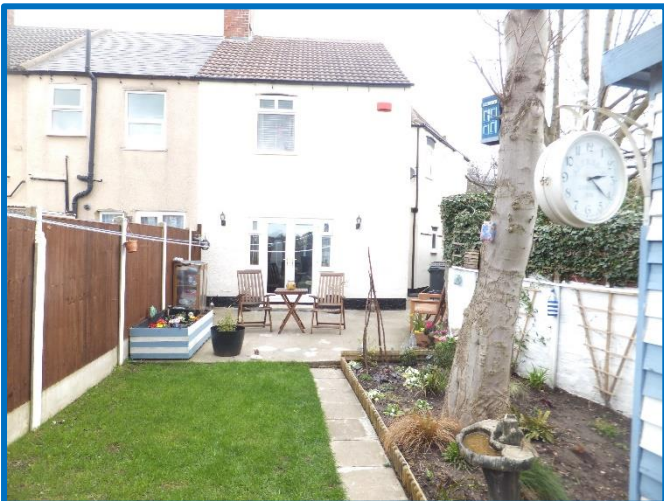
SECOND FLOOR ROOM (BEDROOM ONE)

14' max x 15'6" max With UPVC double glazed window to the side, radiator, power points, TV aerial point and ceiling spot lights. The ceiling of this room follows the roof line of the property and is currently being used as the master bedroom.



OUTSIDE

The rear garden is a particular feature of this property with a good size patio area with access from the French doors from the sitting room. This space can be used for outside seating and dining. There is a small lawn, two large well stocked borders, stepping stone pathway with a good size garden shed, outside lighting, outside tap and a pathway from the rear running along the side of the property to gated access to the front.



49 CHURCH STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield

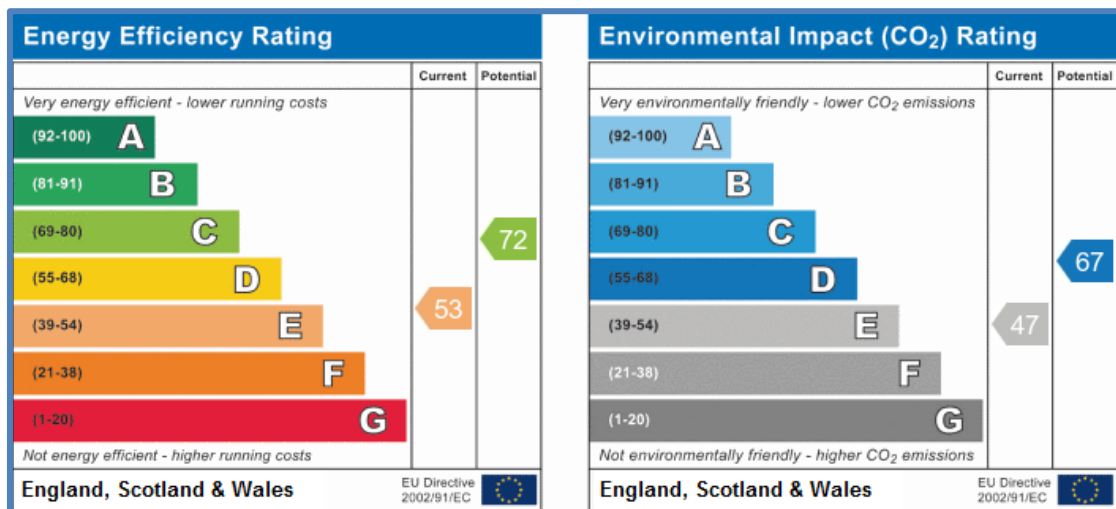
Primary School: Brierley Forest Primary and Nursery

Secondary School: Sutton Community Academy

Stamp Duty on Asking Price: None payable unless being purchased as a second property.

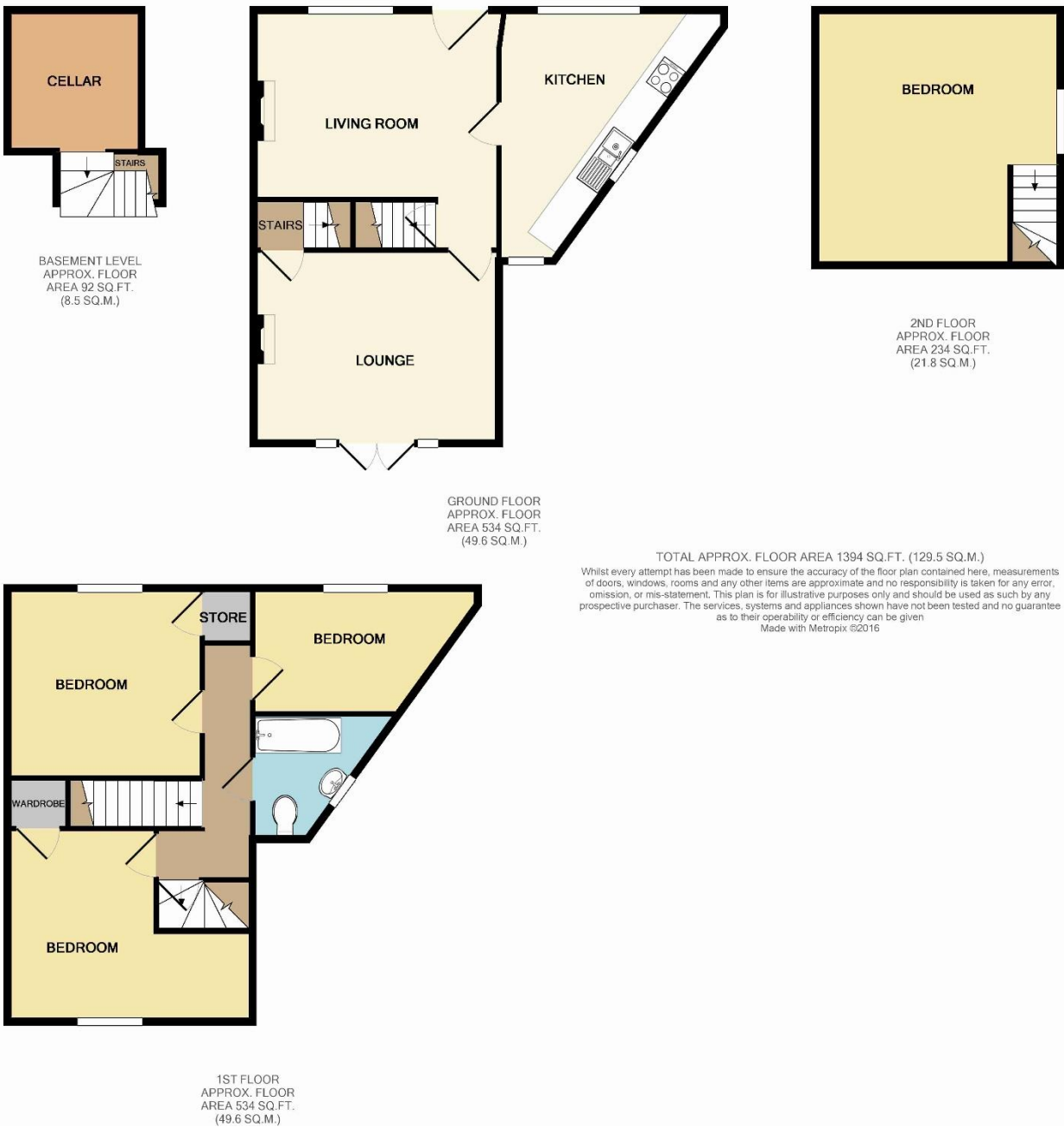
This property has been recently modernised and benefits from a damp proof course with a 30-year guarantee.

ENERGY PERFORMANCE RATING



49 CHURCH STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

FLOOR PLAN



49 CHURCH STREET, SUTTON-IN-ASHFIELD, 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.