

**144 LANGWITH ROAD  
LANGWITH JUNCTION  
MANSFIELD  
NOTTINGHAM  
NG20 9RP**



**£425 PCM EXCLUSIVE**

**VIEWING**

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

**TENURE**

Freehold

- End Town House
- Two Double Bedrooms
- Recently Redecorated
- UPVC Double Glazed
- Gas Central Heating
- Gardens to Front & Rear

144 LANGWITH ROAD, LANGWITH JUNCTION, NOTTINGHAMSHIRE

The front garden is surrounded by a mixture of wall and fencing and has a pathway leading to the front entrance door which opens into:

### **ENTRANCE LOBBY**

Ceiling light point and power points.

### **LOUNGE**

**14'8" x 12'6"**. UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light point, power points, TV aerial point, telephone point, wall mounted thermostat, feature fireplace with marble effect hearth with wooden surround fireplace, fitted pine storage cupboard and door to useful understairs storage with ceiling light point, lino flooring and gas meter.



### **KITCHEN**

**8'6" x 10'9"**. A range of white gloss fitted wall and base units, black roll top work surfaces, single drainer stainless steel sink with chrome mixer taps, stainless steel four-point electric hob with extractor over, integrated stainless steel oven and grill, space for fridge/freezer, space and plumbing for washing machine, UPVC double glazed window to the rear, thermostatically controlled radiator, numerous power points and tile effect lino flooring.



144 LANGWITH ROAD, LANGWITH JUNCTION, NOTTINGHAMSHIRE

Door to lobby with store room, ground floor W.C. and door to the rear garden.

**STAIRS TO FIRST FLOOR LANDING**

UPVC double glazed window to the side, double power point and ceiling light point.

**BEDROOM ONE**

**16' x 11'4"**. Two UPVC double glazed windows to the front, cast iron fireplace, ceiling light point, thermostatically controlled radiator and power points.



**BEDROOM TWO**

**8' x 13'6"**. UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



**BATHROOM**

UPVC double glazed opaque window to the rear, three-piece white suite comprising; pedestal wash hand basin, close coupled W.C, and panelled bath, there is a thermostatically controlled radiator, ceiling light point and extractor fan.



**OUTSIDE**

Laid to lawn and surrounded by a mixture of fencing with gated access to the front and side. There is a useful outside tap.

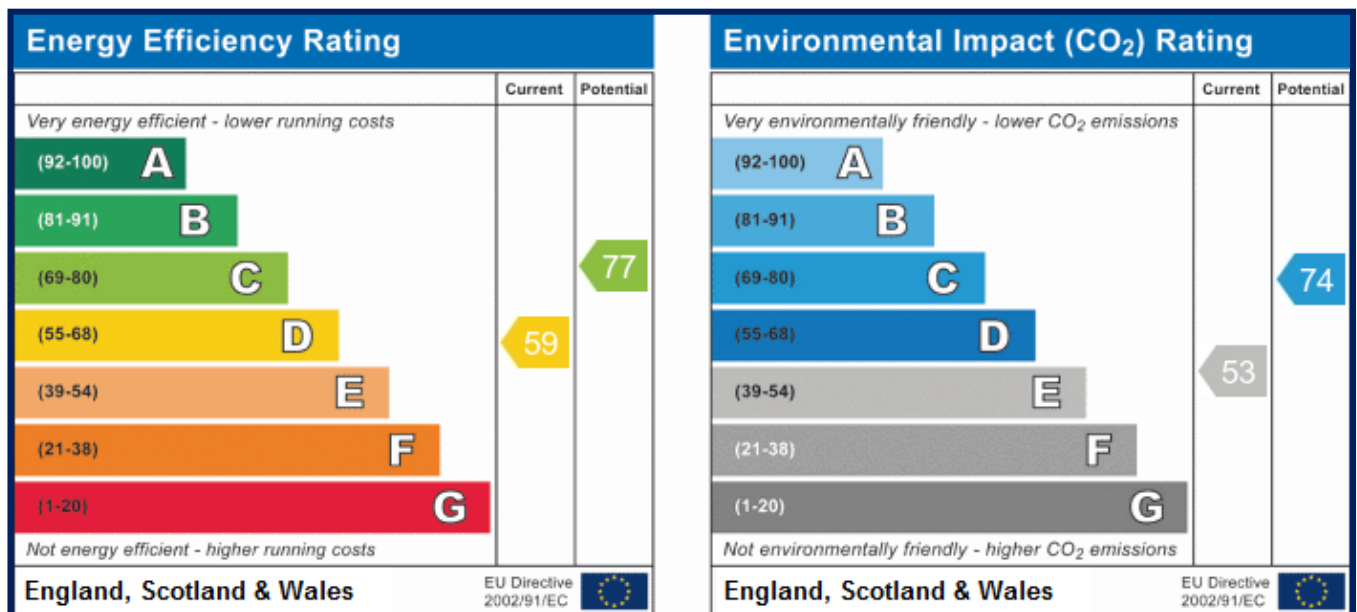
**ADDITIONAL INFORMATION**

**Council Tax Band: A**

**Local Authority: Bolsover District Council**

**Application fees and deposit payable.**

**ENERGY PERFORMANCE RATING**



### **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.