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3 WOODFORD COTTAGES

MANSFIELD

NOTTINGHAMSHIRE

NG18 2RS



£109,950

VIEWING

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

TENURE

Freehold

- End Terrace Property
- Well Presented Throughout
- Modern Kitchen
- Two Reception Rooms
- Two Double Bedrooms
- Large Family Bathroom

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- Gas Central Heating
- Double Glazing
- Gated Driveway
- Gardens to the Front, Side & Rear
- Within Walking distance to the Town Centre and Local Transport Links

DIRECTIONS

On leaving our Mansfield office turn left onto Albert Street then immediately left onto Station Street following the road around to the left. At the traffic signals turn left, staying in the right-hand lane. Turn right at the traffic lights onto Nottingham Road going straight on at the next set of lights staying on Nottingham Road. At the main cross roads turn left onto Baums Lane and then right at the end of the road on Littleworth where the property can easily be identified by our 'For Sale' board on the left-hand side.

This is stunning and unique property full of charm and character occupying a prominent position having great kerb appeal. Being well positioned within an extremely convenient and popular location with the added benefit of off street parking and gardens to front side and rear.

This property is extremely well-presented both internally and externally and we are confident that viewers will be struck by its charm and character immediately upon stepping over the threshold. There are two fabulous reception rooms, a well fitted kitchen and an extremely useful cellar along with two double bedrooms and a bathroom with the wow factor.

We would recommend immediate viewing to avoid disappointment as we have a feeling that the first people to see this property will want to buy it.

The property is situated within walking distance to the town centre and all the amenities it has to offer to include Sainsburys supermarket, a variety of restaurants, the Odeon cinema and the popular Il Rosso bar and restaurant.

Glazed entrance door opening into:

HALLWAY

With stairs to first floor landing and access to both reception rooms.

Wooden panelled door opening into:

LIVING ROOM

12'6" x 11'4" This spacious lounge boasts windows to two aspects and high ceilings, making this a light and airy room. There are ceiling spot lights, a decorative fireplace, numerous power points, TV aerial point, laminate flooring and radiator.



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Wooden panelled door opening into:

DINING ROOM

12'6" x 11'4" This is a good size living space with feature brick fireplace, ceiling light point, wooden beamed ceiling, numerous power points, radiator, UPVC double glazed window to the front and wooden panelled door opening to stairs leading down to the cellar.



Wooden panelled door opening into:

CELLAR

Full head height cellar with lighting which provides valuable storage space or could be used as a study or hobby area.

Wooden panelled door from the dining room into the:

KITCHEN

10'10" x 5'11" Comprehensively fitted with modern cream wall and base units with co-ordinated work surfaces and part wall tiling. There is a built-in electric oven and hob, stainless steel sink with chrome mixer taps, space for fridge freezer, space and plumbing for washing machine. There are numerous power points, ceiling light point, UPVC double glazed window to the front and entrance door opening onto the garden.

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STAIRS
FIRST



TO
FLOOR

LANDING

Balustraded stairs with ceiling light point.



Wooden panelled door opening into:

BEDROOM ONE

12'6" x 10'2" This is a large double bedroom with UPVC double glazed window to the front and side, radiator, ceiling light point and numerous power points.



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Wooden panelled door opening into:

BEDROOM TWO

11'3" x 8'5" With UPVC double glazed windows to the front and side, radiator, ceiling light point, numerous power

points and wall mounted combi boiler.



Wooden panelled door opening into:

FAMILY BATHROOM

6'11 x 6'11 This is a good-sized family bathroom boasting a refitted modern three-piece white suite comprising; panelled bath with tiled surround, waterfall shower head over and glazed shower screen, close coupled W.C and pedestal wash hand basin. There is a UPVC double glazed opaque window to the front, stylish radiator and ceiling light point.

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OUTSIDE

There are low maintenance enclosed gardens to the front, side and rear of this property incorporating; gated driveway, gravelled area, patio area ideal for outside dining along with an outhouse and an outbuilding for storage.



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Mansfield District Council.

Primary School: King Edward Primary School

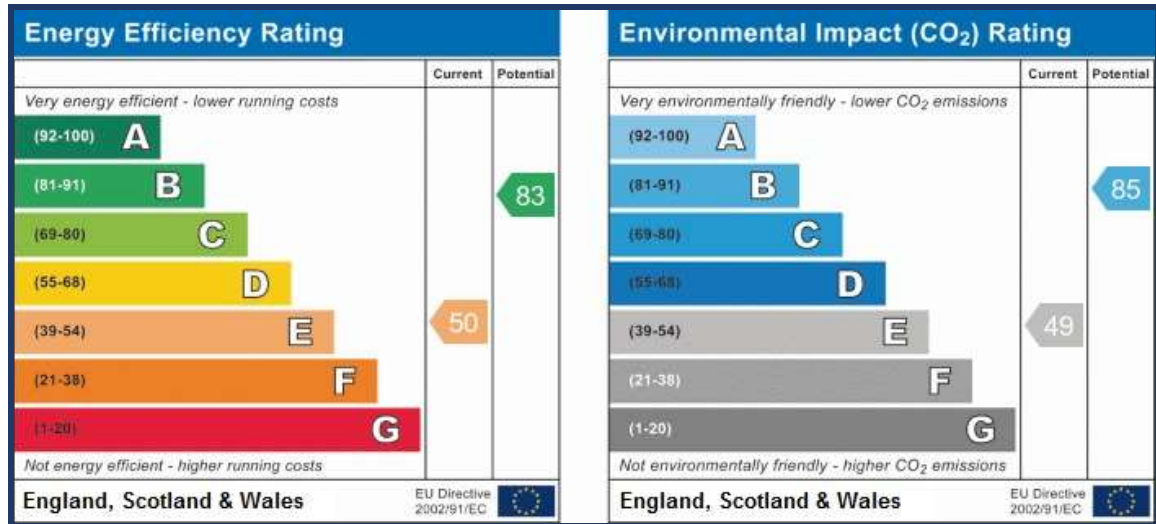
Secondary School: The Brunts Academy

Stamp Duty on Asking Price: Nil (Additional costs may apply if being purchased as a second property.)

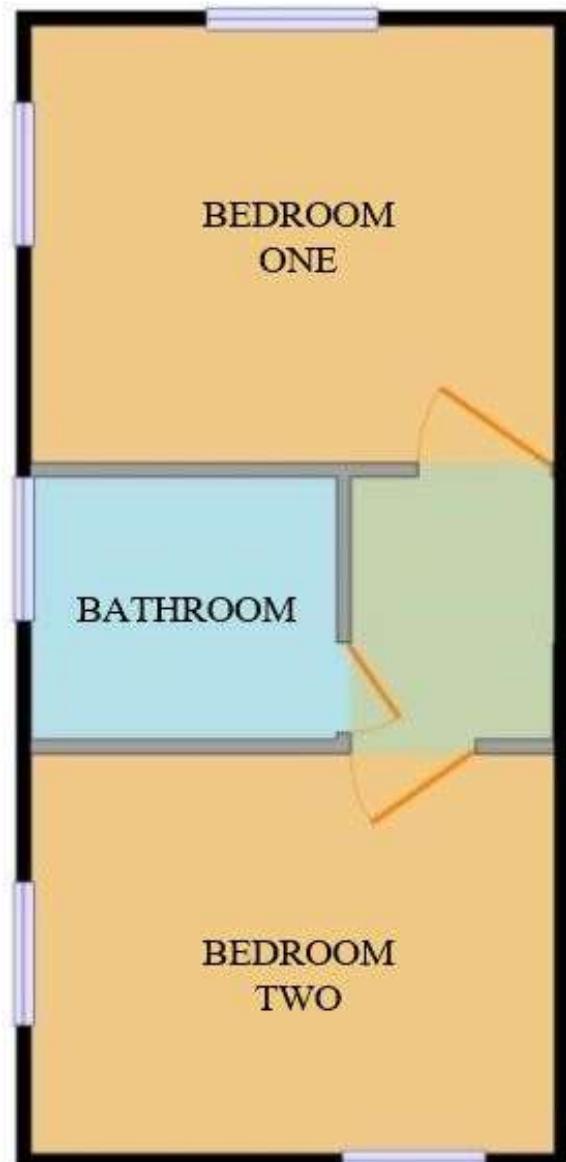
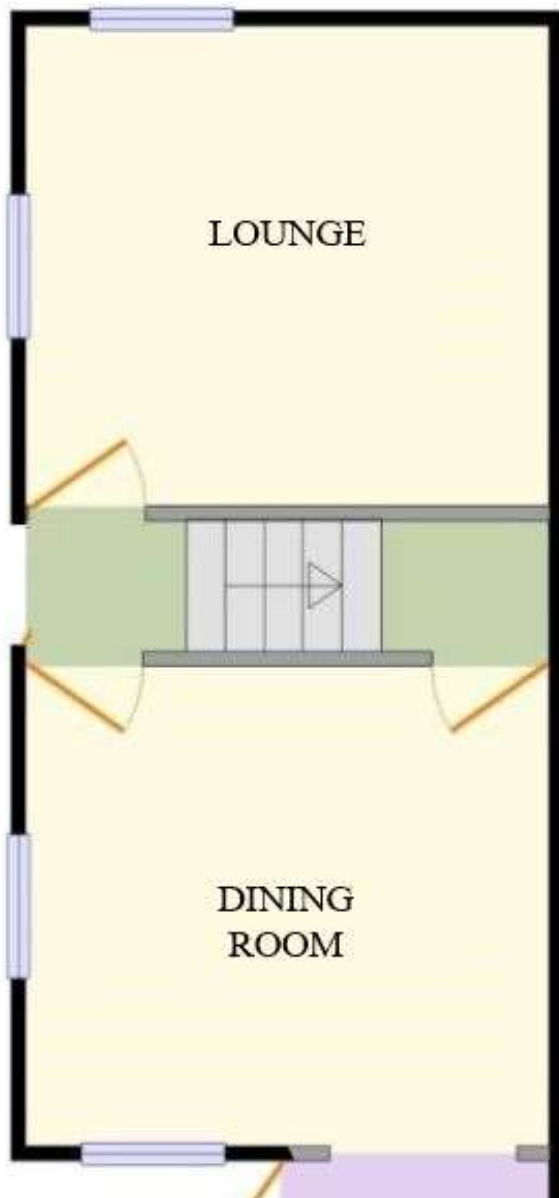
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This property is being sold under a movemaker/assisted sale scheme with Barratt Homes and as such is subject to an exchange of contracts within 28 days from the point the sale is agreed with an expected completion of December 2018.

ENERGY PERFORMANCE RATING



FLOOR PLAN



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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 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

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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.