

**NO  
CHAIN**

**18 FIRST AVENUE  
FOREST TOWN, MANSFIELD  
NOTTINGHAMSHIRE  
NG19 0BE**



**OFFERS IN THE REGION OF £ 92,000**

**VIEWING**

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

**TENURE**

Freehold

- Spacious Mid Town House
- Three Double Bedrooms
- Two Reception Rooms
- UPVC Double Glazing
- Conveniently Located Near to a Variety of Amenities
- Easy Access to Mansfield Town Centre

**5 NINTH AVENUE, FOREST TOWN, MANSFIELD, NOTTINGHAMSHIRE.**

**DIRECTIONS**

From our Mansfield office turn left onto station Road following the Road around to the left. At the traffic lights turn left onto St Peters Way staying in the left-hand lane until passing through the first set of traffic lights, move into the right-hand lane turning right at the second set of traffic lights onto Ratcliffe Gate continuing onto Rock Hill. At the traffic lights turn left onto Carter Lane/ B6030 continue forward until you get to the traffic lights at Saint Alban the Martyr Church. Go straight over the lights and then take first right onto Main Avenue then turn on First Avenue when the property can be easily located by our 'For Sale' board.

**This is a spacious three-bedroom mid-town house occupying a convenient location close to local amenities. The property boasts three double bedrooms, a new kitchen, bathroom and heating system. This ready to move into property will make for a lovely family home being extensively refurbished throughout.**

Front entrance door into inner lobby with doorway to:

**KITCHEN**

**7' 6" x 10'** With UPVC double glazed window and door to the rear, a one and a half bowl single drainer stainless steel sink with chrome mixer taps and an arrange of wall and base units in light grey gloss with coordinated work surfaces and tiling. There is a "Lamona" four ring electric hob with an eliminated stainless-steel canopy style extractor over an integrated stainless steel "Lamona" oven, power points and ceiling spotlights as well as space and plumbing for a washing machine and fridge freezer.



Door into:

**LOUNGE**

**15' 6" max x 11'** With large UPVC double glazed window to the front, thermostatically controlled radiator, power points and ceiling light point.

Door to:

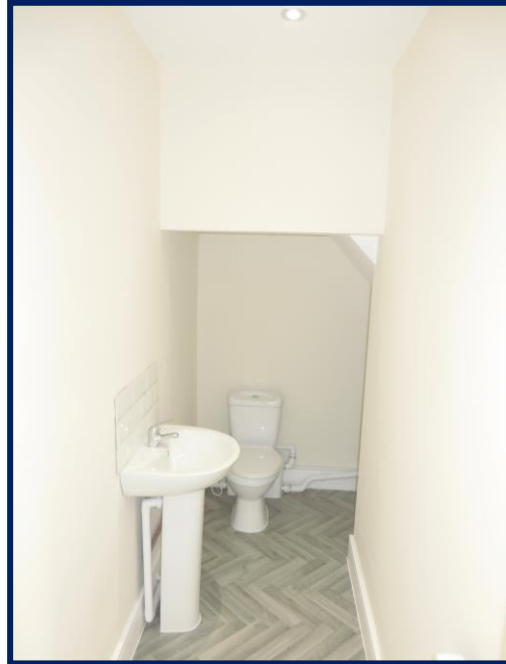
**DINING ROOM**

**11' max x 13'** UPVC double glazed window to the rear, thermostatically controlled radiator, power and ceiling light points and stairs to first floor.

**5 NINTH AVENUE, FOREST TOWN, MANSFIELD, NOTTINGHAMSHIRE.**

**GROUND FLOOR W.C**

With close coupled W.C pedestal wash hand basin and tiled splash back, thermostatically controlled radiator and ceiling spotlights.



Stairs to:

**FIRST FLOOR LANDING**

With ceiling light points, power points and access to insulated roof space.

Door to:

**BATHROOM**

This refitted bathroom has attractive wall and floor tiling, a three-piece white suite comprising of a panelled bath with glazed shower screen and chrome waterfall mixer taps with a separate chrome shower. There is a close coupled W.C and pedestal wash hand basin with waterfall mixer tap, chrome towel radiator, UPVC double glazed opaque window to the rear and ceiling spotlights and extractor.



## 5 NINTH AVENUE, FOREST TOWN, MANSFIELD, NOTTINGHAMSHIRE.

Door to:

### BEDROOM ONE

14' x 9' 6" max With UPVC double glazed window to the front, thermostatically controlled radiator, power and ceiling light points.

Door to:

### BEDROOM TWO

9' 6" x 11' With UPVC double glazed window to the front, thermostatically controlled radiator, power, T.V aerial and ceiling light points.

Door to:

### BEDROOM THREE

10' 4" max x 10' 2" max With UPVC double glazed window to the rear, thermostatically controlled radiator, power and ceiling light points and built in airing cupboard.

### OUTSIDE

The garden has been made low maintenance with outside patio area and is surround by a mixture of fencing

## ADDITIONAL INFORMATION

**Council Tax Band: A**

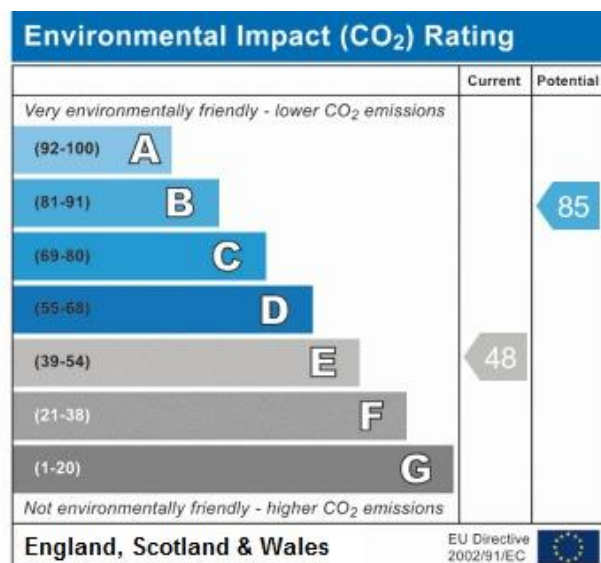
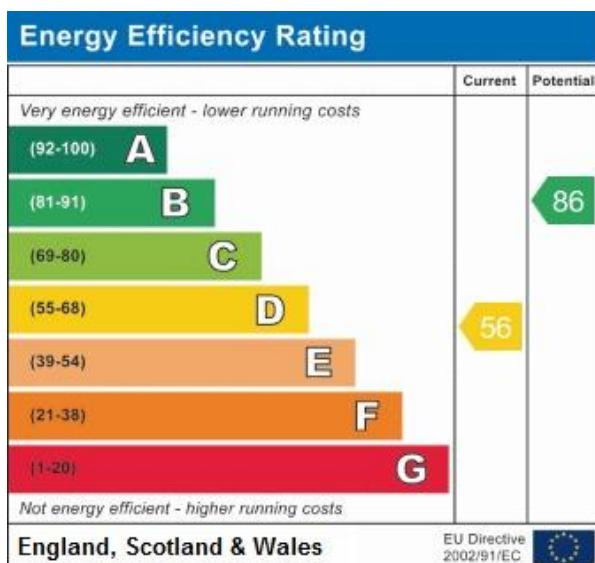
**Local Authority: Mansfield District Council**

**Primary School: Forest Town Primary and Nursery**

**Secondary School: Garibaldi College**

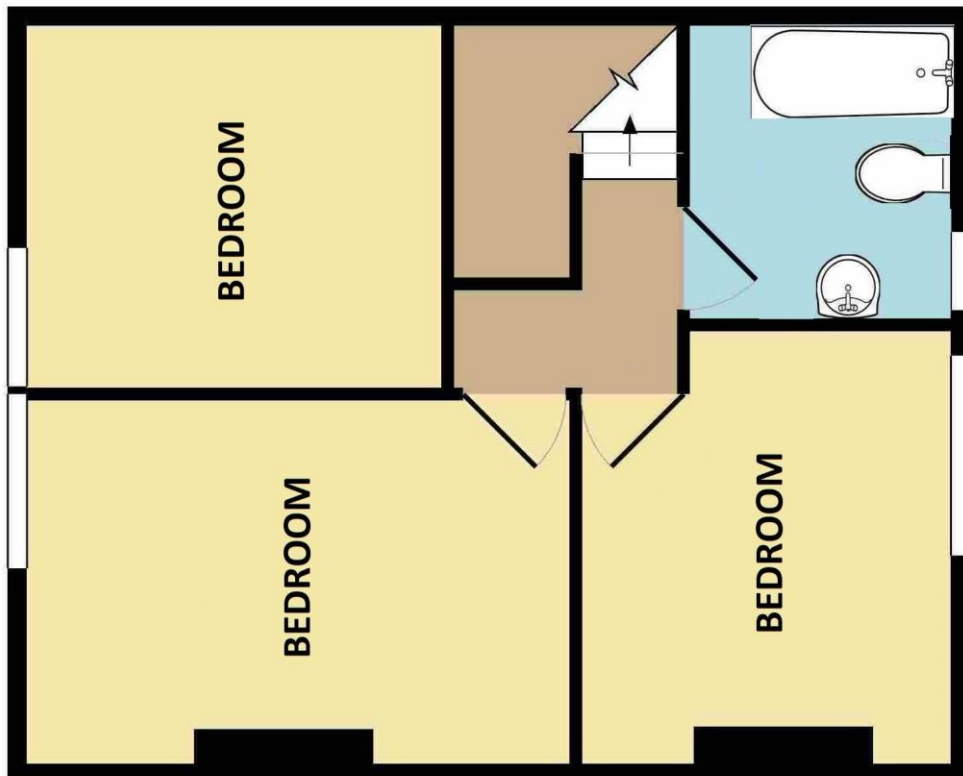
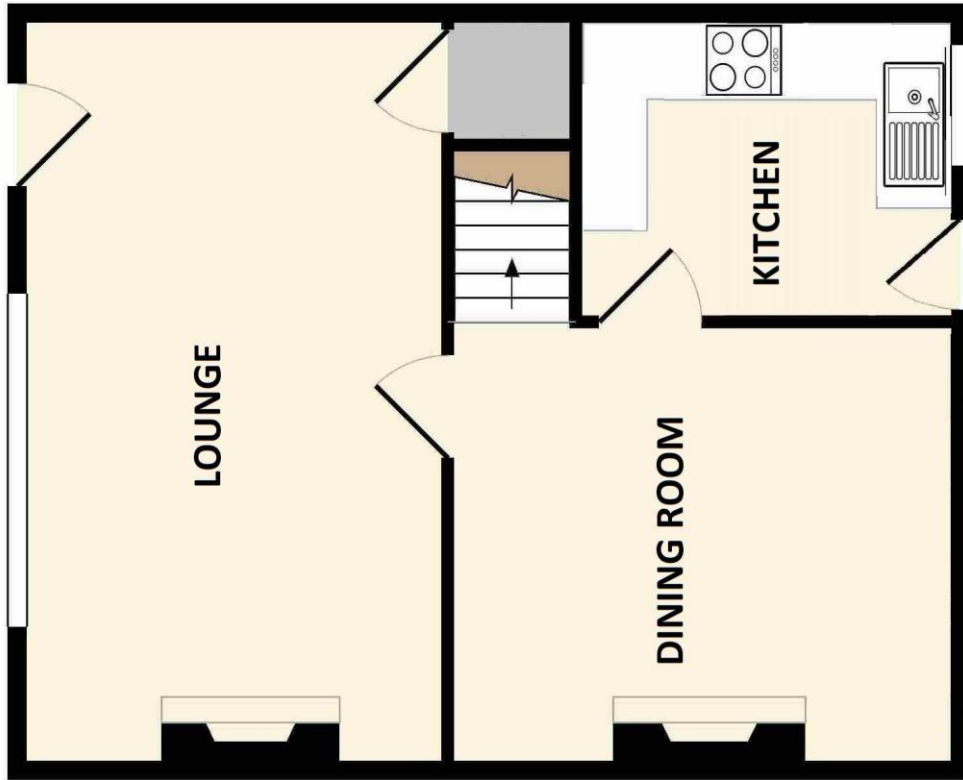
**Stamp Duty on Asking Price: Nil (Additional charges may apply if being purchased as a second home)**

## ENERGY PERFORMANCE RATING



5 NINTH AVENUE, FOREST TOWN, MANSFIELD, NOTTINGHAMSHIRE.

FLOOR PLAN



## **5 NINTH AVENUE, FOREST TOWN, MANSFIELD, 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 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.