

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

62 APPLETON ROAD

BLIDWORTH

NOTTINGHAMSHIRE

NG21 0SQ



£600.00 PCM EXCLUSIVE

VIEWING

By appointment through the letting agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG115 7HJ

TENURE

Freehold

- Semi Detached Property
- Stylishly Presented Throughout
- Three Good Size Bedrooms
- Modern Dining-Kitchen
- UPVC Double Glazed
- Gas Central Heating
- Large Rear Garden
- Double Width Driveway
- Popular Location

62 APPLETON ROAD, BLIDWORTH, NOTTINGHAMSHIRE

DIRECTIONS

Once in Blidworth turn onto Dale Lane by the Tesco convenience store taking the third left onto Park Avenue. Finally take the fourth right on Appleton Road where the property can be easily located by our 'For Sale' board on the left-hand side.

This three-bedroom semi-detached house is situated in the popular village of Blidworth which has a variety of local amenities but is a stone's throw away from the beautiful Nottinghamshire countryside. The property is superbly presented throughout and is deceptively spacious making it a good family home with three bedrooms and modern dining kitchen. The property is situated on a good size plot with a garden to the rear and a double width driveway to the front.

The whole property has been decorated throughout to a high standard and has quality floor coverings, we would therefore suggest early viewings to avoid disappointment.

The driveway leads to a UPVC double glazed front entrance door opening into.

HALLWAY

With stairs to first floor landing.

White panelled door with chrome door furniture to:

SUPERB LOUNGE

(16'6" x 1' max) Which has UPVC double glazed windows to the front and rear, feature fireplace, ceiling power point, two thermostatically controlled radiators, ceiling coving, TV aerial and telephone point.



62 APPLETON ROAD, BLIDWORTH, NOTTINGHAMSHIRE

White panelled door with chrome door furniture to:

STUNNING DINING KITCHEN

(16'6" x 11'6) This is a light and spacious room having UPVC double glazed window to both front and rear elevations and a UPVC double glazed door opening onto the rear garden. The dining area has thermostatically controlled radiator, ceiling light point and power point. The kitchen area has been refitted with a range of wall and base units with a gloss finish, roll top work surfaces, 1 ½ bowl ceramic sink with chrome mixer taps, canopy style eliminated extractor over induction hob with integrated oven and grill, integrated dishwasher, Hotpoint washing machine, numerous power points, and ceiling spot lights. There is also a door opening to a useful understairs storage cupboard with ceiling light point and power point.



FIRST FLOOR LANDING

Which has a large UPVC double glazed window overlooking rear garden providing ample natural light coming into this area, thermostatically controlled radiator, ceiling light point, double power point, smoke alarm and access to insulated roof space.

White panelled door with chrome door furniture to:

MASTER BEDROOM

(14'9" x 10'9") Two UPVC double glazed windows to the front, thermostatically controlled radiator, telephone point, power points ceiling light point and coved ceiling.



White panelled door with chrome door furniture to:

BEDROOM TWO

(11' max x 8'6") Which has two UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light point and power points.



62 APPLETON ROAD, BLIDWORTH, NOTTINGHAMSHIRE

White panelled door with chrome door furniture to:

BEDROOM THREE

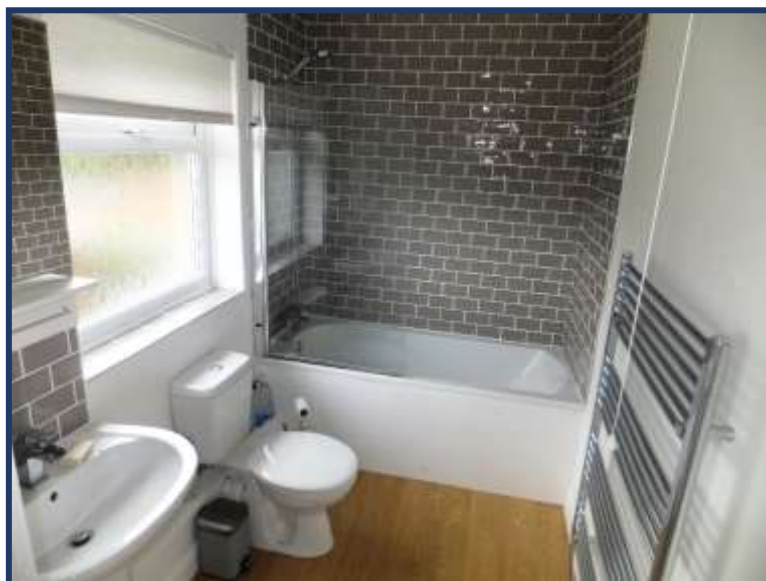
(8' x 8') Which has UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point, ceiling coving and power points.



White panelled door with chrome door furniture to:

IMPRESSIVE BATHROOM

With three-piece white suite comprising panelled bath with tiled surround, mixer tap and shower over with shower screen, close coupled W.C and a pedestal wash hand basin with tiled splash back. There is a towel rail radiator, UPVC double glazed opaque window, wall mirror and ceiling spot lights.



62 APPLETON ROAD, BLIDWORTH, NOTTINGHAMSHIRE

OUTSIDE

At the rear there is a good sized lawn fully enclosed with a mixture of walling and fencing, there are stocked borders a good size garden shed an gated access to a pathway leading to the front.



ADDITIONAL INFORMATION

Council Tax Band: A

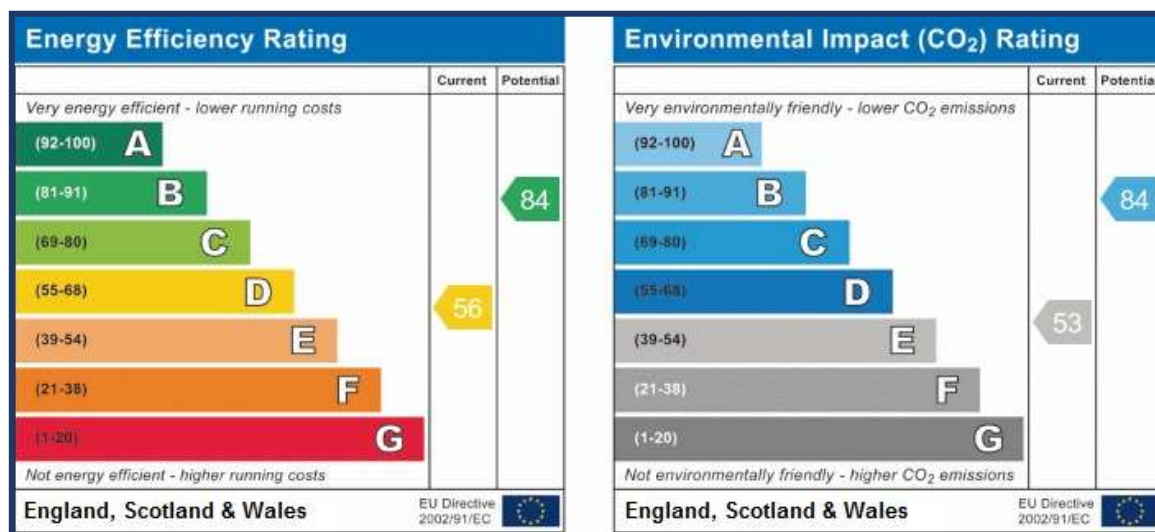
Local Authority: Newark and Sherwood

Primary School: Blidworth Oaks Primary and Nursery

Secondary School: The Joseph Whitaker School

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.