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**NO
CHAIN**

**8 FENWICK STREET
WARSOP
NOTTINGHAMSHIRE
NG20 0NH**



£65,000

VIEWING

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

TENURE

Freehold

- Traditional End-Terraced Property
- Three Bedrooms
- Two Reception Rooms
- New Carpets
- Recently Redecorated
- UPVC Double Glazing & Gas Central Heating
- Perfect for First-Time Buyers or Investors!
- Rear Garden

8 FENWICK STREET, WARSOP

DIRECTIONS

From our office in Mansfield, continue along Albert Street onto Quaker Way, past the bus station. Follow the round to the right as it becomes St. John Street. Turn right at the traffic lights onto St. Peter's Way and then left at the next set of traffic lights onto Woodhouse Road. Follow Woodhouse Road for just over four miles until you reach Warsop and turn right onto Ridgeway Terrace, where Fenwick Street is on the left.

With brand-new carpets and neutral redecoration throughout this traditional terraced property is ideal for first-time buyers or buy-to-let investors! The property is deceptively spacious with three good sized bedrooms and two reception rooms. Early viewing is advised as it's rare to get a property of this size at this price!

The property is located close to the centre of Warsop with local amenities including primary and secondary schools, a Co-Op supermarket, doctors, dentists and a library. The Carrs local nature reserve is within walking distance and Sherwood Forest is only a short drive away. The larger towns of Mansfield and Worksop and the city of Nottingham are also within easy reach.

Front entrance door into:

LOUNGE

12' x 11' The welcoming lounge has a UPVC double glazed window to the front, radiator, power points and ceiling light point.



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Door to:

DINING ROOM

12' x 12'6" The bright and airy dining room has a feature fireplace providing a focal point to the room, UPVC double glazed window to the rear, power points, ceiling light point and radiator.



Door to:

KITCHEN

11'9" x 6'6" Fitted with a range of wall and base units with co-ordinating worktops and tiled splashbacks, UPVC double glazed window to the side, door to the rear garden, radiator, power points and ceiling light point.



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Door to inner lobby with doors to ground floor W.C. and separate:

BATHROOM

Fitted with a two-piece white suite comprising panelled bath and pedestal wash hand basin with tiled surrounds, UPVC double glazed opaque window to the side and ceiling light point.



Stairs to:

FIRST FLOOR LANDING

Access to roof space, ceiling light point and power points.

Door to:

BEDROOM ONE

12' x 11' With a UPVC double glazed window to the front letting in plenty of natural light, radiator, power points and ceiling light point.



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Door to:

BEDROOM TWO

12'6" x 9' A second double bedroom with UPVC double glazed window to the rear, radiator, power points and ceiling light point.



Door to:

BEDROOM THREE

6'6" x 11' max The third bedroom is further double with a UPVC double glazed window to the rear, radiator, power points and ceiling light point. There is also a built-in cupboard housing the central heating boiler.



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GARDEN

To the rear of the property there is a garden which is part lawned and part paved.



ADDITIONAL INFORMATION

Local Authority – Mansfield District Council

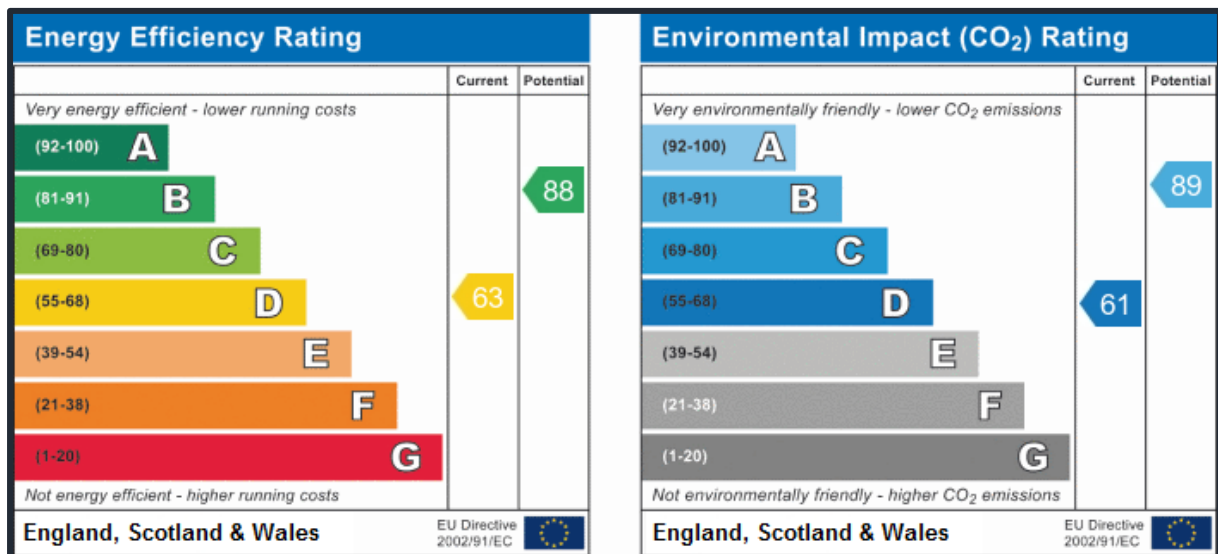
Council Tax Band – A

Primary School – Birklands Primary School

Secondary School – Meden School

Stamp Duty on Asking Price – Nil (this will change if you already own another property).

ENERGY PERFORMANCE RATING



8 FENWICK STREET, WARSOP

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.