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**4 UPTON MOUNT
MANSFIELD
NOTTINGHAMSHIRE
NG19 6HL**



GUIDE PRICE £140,000 - £150,000

VIEWING

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

TENURE

Freehold

- Semi-Detached Property
- Two Reception Rooms
- Conservatory
- Ground Floor W.C.
- Three Bedrooms
- Front and Rear Gardens
- Off Street Parking
- Popular & Convenient Location

4 UPTON MOUNT, MANSFIELD

DIRECTIONS

From our office on Albert Street in Mansfield, continue onto Quaker Way past the bus station and follow the road as it turns slightly to the right and becomes St. John Street. At the traffic lights turn left onto St. Peter's Way and then take the next left turning onto Wood Street. Take an immediate right turn onto Westfield Lane and after a mile turn right onto Chester Street. Take the first left turn onto Upton Mount where the property will be on the right-hand side.

This semi-detached property provides plenty of space for growing families and is located close to local schools and amenities and within easy reach of Mansfield town centre and junction 29 of the M1.

Inside there is a spacious lounge, separate dining room and well-proportioned kitchen together with a bright and airy conservatory. Upstairs there are two double bedrooms with a further good-sized single bedroom and the family bathroom. The property would benefit from a degree of modernisation and is ideal for someone looking to put their own stamp on a property.

To the front of the property there is an attractive rear garden which is mostly laid to lawn and enclosed by a hedge providing a degree of privacy. There is a driveway providing off-street parking and leading to the detached garage.

UPVC front entrance door into:

HALLWAY

The welcoming hallway has stairs to the first-floor landing and a door to the ground floor W.C.

Door to:

LOUNGE

12'9" x 14'6" The spacious lounge is a comfortable place to relax and a coal effect gas fire provides a focal point to the room. There is a UPVC double glazed window to the front, television aerial point, power points, wall light points and radiator.



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Door through to:

DINING ROOM

11' x 17' Perfect for family meals and entertaining alike, the dining room has sliding doors opening onto conservatory allowing in plenty of natural light. With radiator, wall light points and power points.



Double sliding doors to:

CONSERVATORY

The conservatory provides a useful extra reception room with a door opening onto the rear garden, ideal for the summer months.

Door to:

KITCHEN

9' x 17' The well-proportioned kitchen is fitted with a range of wall and base units with roll-edge work surfaces and co-ordinating tiled splashbacks, an integrated eye-level double oven and grill and a single drainer stainless steel sink. There is space and plumbing for a dishwasher, washing machine and space for a fridge. With UPVC double glazed window to the rear, ceiling light points, power points and radiator.



4 UPTON MOUNT, MANSFIELD

Stairs to:

FIRST FLOOR LANDING

With access to all the bedrooms and bathroom, airing cupboard, power points and ceiling light point.

Door to:

BEDROOM ONE

13' x 14'6" including fitted wardrobes The master bedroom has a range of fitted wardrobes and drawers providing plenty of useful storage. There is a UPVC double glazed window to the front, radiator, power points, television aerial point and ceiling light point.



Door to:

BEDROOM TWO

10'9" x 10' A second double bedroom with a UPVC double glazed window overlooking the rear garden, ceiling light point, power points and radiator.



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Door to:

BEDROOM THREE

7'6" x 9' The third bedroom is a good-sized single room with a UPVC double glazed window to the front, radiator, power points and ceiling light point.

Door to:

BATHROOM

9'2" x 5'6" The bathroom is a wet room with a shower, W.C. and wash hand basin. There is a UPVC double glazed opaque window to the rear.

REAR GARDEN

The rear garden is a good size but is currently somewhat overgrown and in need of improvement.

ADDITIONAL INFORMATION

Local Authority – Mansfield District Council

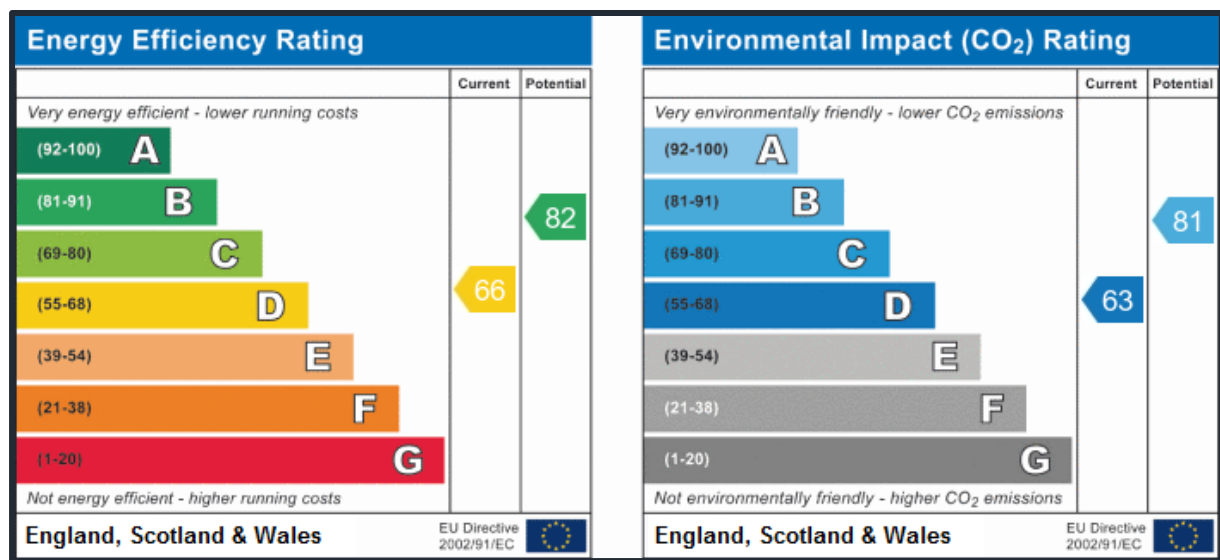
Council Tax Band – B

Primary School – The Flying High Academy

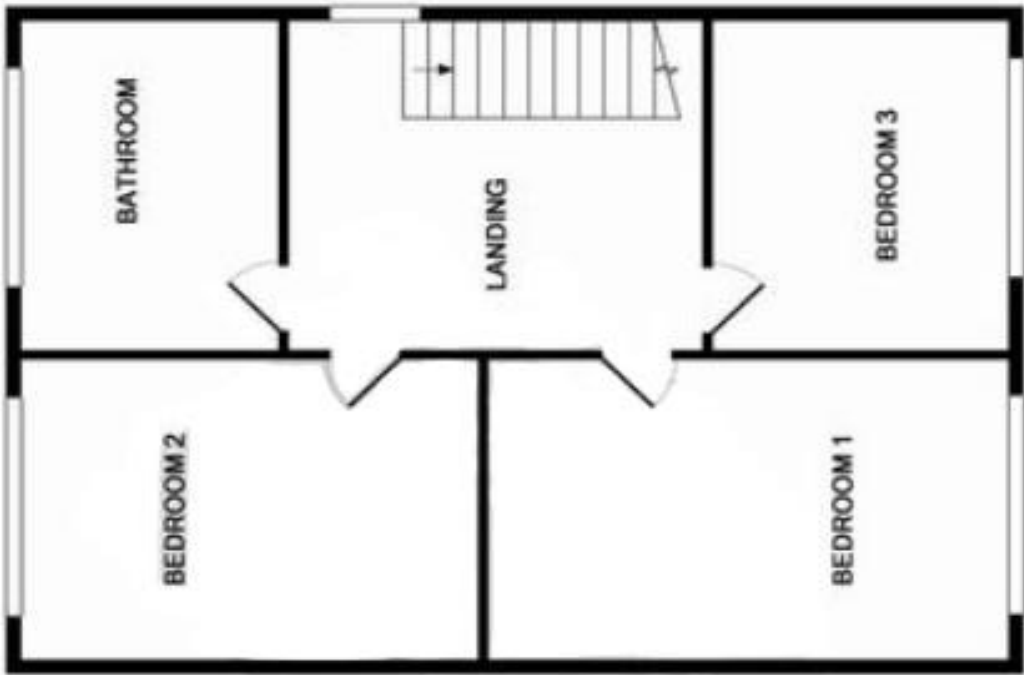
Secondary School – Queen Elizabeth's Academy

Stamp Duty on Asking Price - £300.00 (this will change if you are a first-time buyer or already own another property)

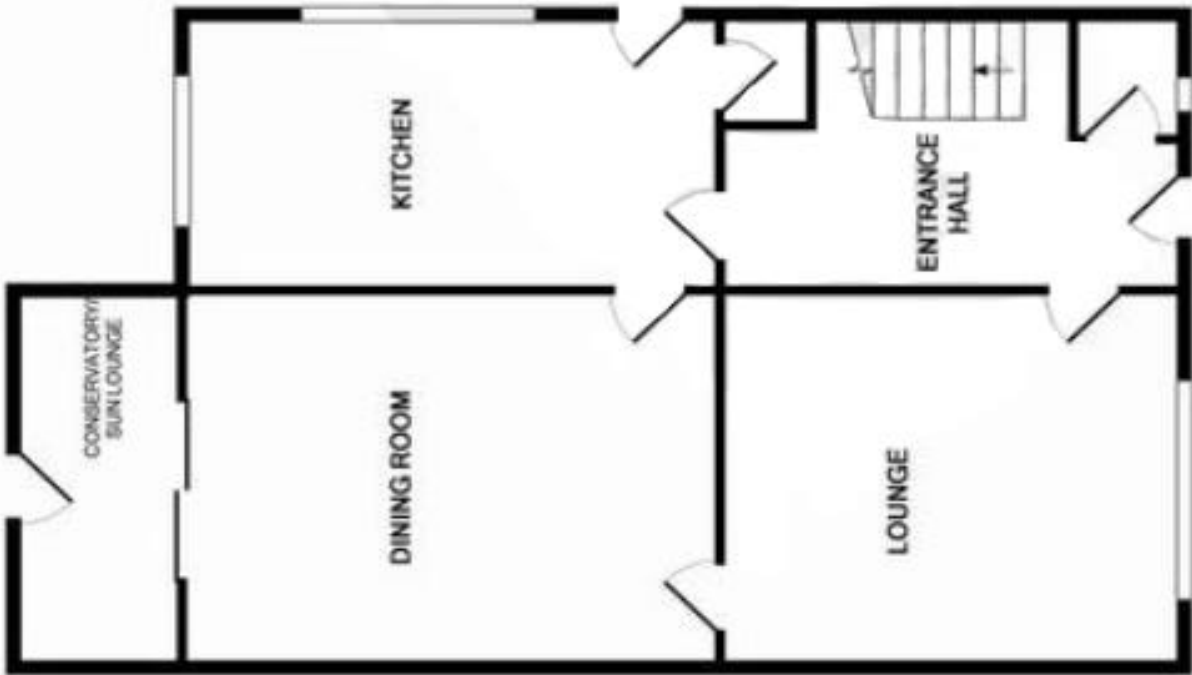
ENERGY PERFORMANCE RATING



FLOOR PLAN



1ST FLOOR



GROUND FLOOR

4 UPTON MOUNT, MANSFIELD

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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.