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97 HARMSTON RISE

BASFORD

NOTTINGHAM

NG5 1NQ



GUIDE PRICE £135,000 - £140,000

VIEWING

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

TENURE

Freehold

- Semi-Detached Property
- Three Bedrooms
- Modernised Throughout
- Front & Rear Gardens
- Detached Garage
- Off Street Parking
- Close to City Hospital
- Convenient for Nottingham City Centre, Mansfield & the M1

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DIRECTIONS

From Mansfield, head towards Nottingham on the A60. Continue on the A60 and just after passing through Arnold, turn right at the traffic lights at the junction with the Lidl supermarket and Volkswagen garage onto the B6004 Oxclose Lane. After just over one and a half miles turn left onto Heathfield Road and then take the first right onto Harmston Rise.

This is a superbly appointed and modernised three-bedroom semi-detached property that as had a significant amount of investment put into upgrading this property which as resulting in a quality home being available for purchase in close proximity to Nottingham City Hospital, all major road networks and ease to get into the city, Basford, Bulwell, Hucknall, Mansfield and M1 motorway.

There is wrought iron double gated access to a front garden which provides parking for up to four vehicles. There is then gated access to the side opening to further driveway leading to large double length garage with up and over door, power and light.

Composite entrance door into:

HALLWAY

With ceiling spotlights, built-in cupboard and stairs to first floor landing.

LOUNGE

14'6" max x 13' max into bay Superb lounge which has a central feature being the cast iron multi-fuel burning stove, UPVC double glazed bay window to the front, deep skirtings, thermostatically controlled radiator, quality flooring, power points, wall light points, ceiling light point and built-in electric for wall mounted television.



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Square arch through to:

DINING-KITCHEN

Fabulous refitted dining kitchen, the kitchen area has an extensive range of wall and base units in white gloss with roll top work surfaces, 1 ½ bowl stainless steel single drainer sink with mixer taps, illuminated glass and stainless steel extractor over stainless steel four ring gas hob with stainless steel integrated oven and grill, integrated dishwasher, integrated fridge, integrated washing machine, integrated combi-boiler, numerous power points, ceiling spotlights and under-cabinet mood lighting.



The dining area has ceiling spotlights, continuation of laminate flooring, power points, UPVC double glazed French doors opening onto and overlooking the rear garden.



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LANDING

With UPVC double glazed window to the side, thermostatically controlled radiator and all rooms have oak doors.

Drop down ladder to the loft which has ceiling spotlights, double glazed Velux roof window to the rear elevation and power points. The loft measures 9'7" x 12' minimum, the ceilings of the loft room follow the roof line of the property. There is additional eaves storage.



BEDROOM ONE

9'9" x 9' excluding fitted wardrobes. With UPVC double glazed window to the front, power points, ceiling light points, thermostatically controlled radiator and fitted wardrobes.



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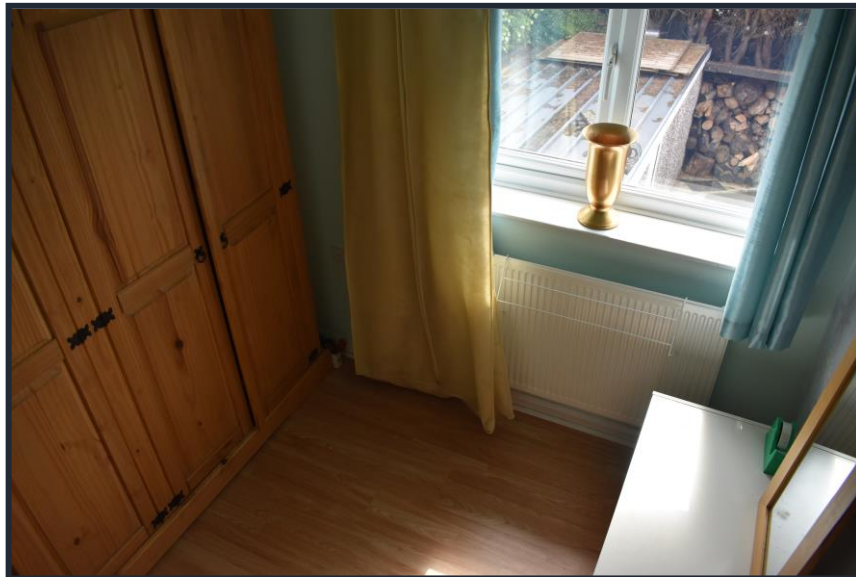
BEDROOM TWO

10' x 9' UPVC double glazed window to the rear, power points, ceiling spotlights, laminate flooring and thermostatically controlled radiator.



BEDROOM THREE

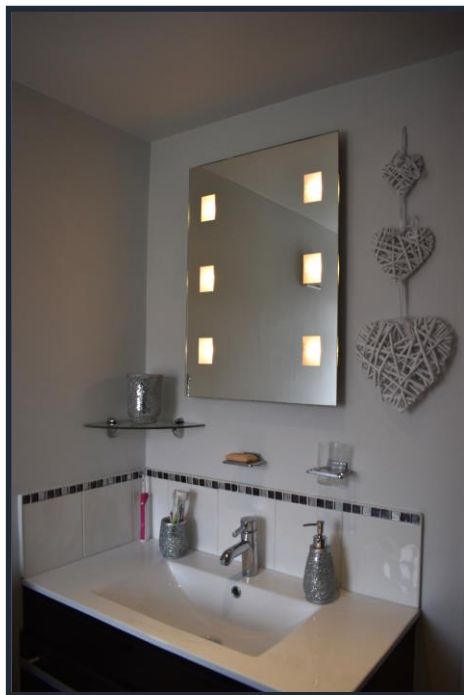
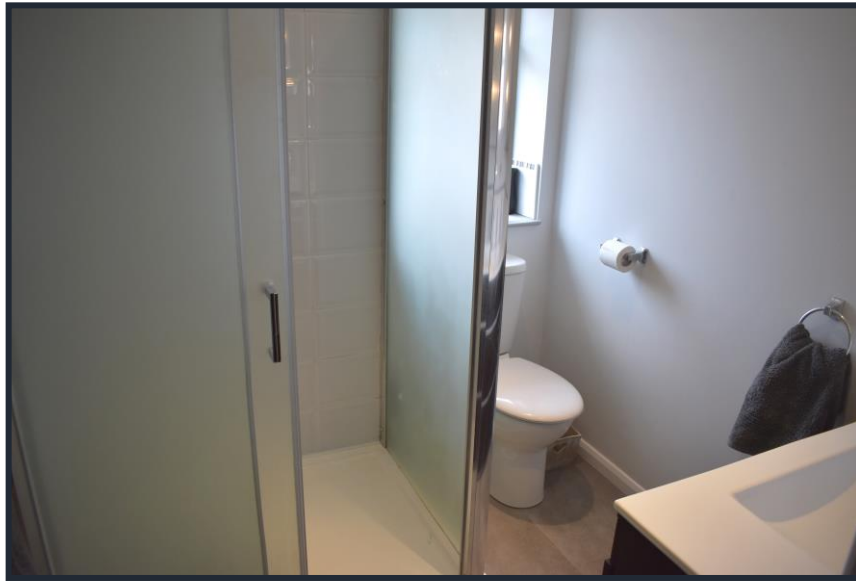
7' x 6' excluding fitted wardrobes. UPVC double glazed window to the rear, fitted wardrobes, power points, ceiling light points, laminate flooring and thermostatically controlled radiator.



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BATHROOM

With large tiled shower enclosure, wash hand basin set into vanity unit with tiled surround, close coupled W.C, UPVC double glazed opaque window to the side, ceiling spotlights, wall mounted extractor fan and chrome towel rail radiator.



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OUTSIDE

There is a large balustraded decked area with outside light and outside tap. There is a lawn, wood store, courtesy door to the double length garage. The rear garden is enclosed with a mixture of fencing.



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Nottingham City Council

Primary School Catchment Area – Heathfield Primary & Nursery School

Stamp Duty on Asking Price: £200.00 (this may change if you are a first-time buyer or you already own another property).

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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 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.