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**61 ANDOVER ROAD
MANSFIELD
NOTTINGHAMSHIRE
NG19 6TZ**



£135,000

VIEWING By appointment through the letting agent on (0115) 9680809 7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE Freehold

- Three Bedroom Semi Detached
- Modern Bathroom and Kitchen
- Spacious Lounge Diner
- UPVC Double Glazing
- Gas Central Heating
- Driveway and Garage
- Desirable Location
- A Variety of Amenities
- Gardens to the Front & Rear

also at: 7 high street, hucknall, nottingham NG15 7HJ tel: 0115 968 0809
registered address: 1 derby road, eastwood, nottingham NG16 3PA

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61 ANDOVER ROAD, MANSFIELD, NOTTINGHAMSHIRE

This is a spacious and modern three-bedroom property ideal for families. There are two double bedrooms and a further single room and a lovely open plan lounge/dining room. The property benefits from a driveway and garage with gardens to both the front and rear. The property is currently tenanted with a long-term tenant making it a fantastic investment however it can be sold with vacant possession if preferred.

To the front there is a driveway leading to a garage with up and over door which has power and lighting. The front garden is laid to lawn with stocked borders and pathway to the front entrance and to the side of the property where there is gated access to the rear.

Wooden effect UPVC double glazed and panelled door to:

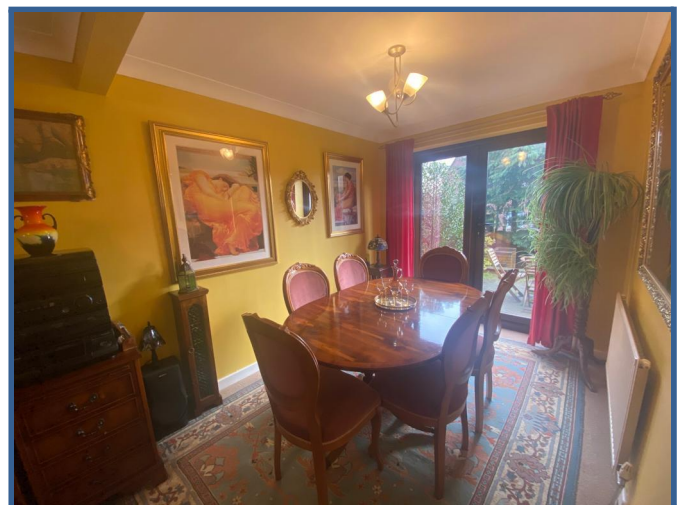
ENTRANCE HALLWAY

With stairs to first floor landing, thermostatically controlled radiator, smoke alarm and ceiling light point.

Panelled door through to:

LOUNGE/DINING ROOM

14'9" x 8'7" maximum Extremely versatile living space which comprises of a lounge area with wooden effect UPVC double glazed box bay window overlooking the front garden, radiator, feature fireplace with marble effect hearth and wooden surround, power points, telephone point, TV aerial point and ceiling light point. The dining area has power points, ceiling light point and wooden effect UPVC double glazed patio doors opening out onto the rear garden.



Panelled door to:

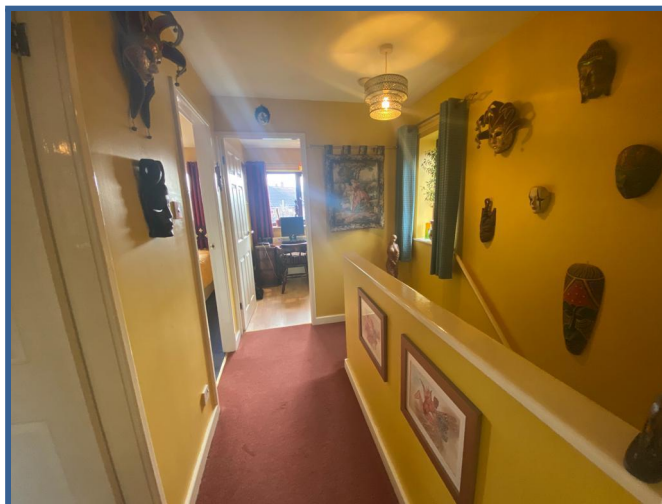
KITCHEN

10'9" x 7'11" maximum The kitchen has been comprehensively fitted with a range of cream wall and base units with roll top work surfaces and coordinated tiled surrounds, 1 ½ bowl single drainer sink with mixer taps, wooden effect UPVC double glazed window overlooking the rear garden, free standing electric oven and grill with four ring gas hob, space and plumbing for washing machine, space for fridge freezer, ceiling light point, power points, thermostatically controlled radiator, extractor, shelving, door into useful under-stairs storage with shelving and houses the fuse box. There is a wooden effect UPVC double glazed and panelled door leading to the side pathway.



LANDING

Bright and spacious with wooden effect UPVC double glazed window to the side, power point, smoke alarm, carbon monoxide alarm, ceiling light point and access to loft.



61 ANDOVER ROAD, MANSFIELD, NOTTINGHAMSHIRE

White panelled door to:

BEDROOM ONE

10'7" x 8'8" With wooden effect UPVC double glazed window to the front, thermostatically controlled radiator, power points, TV aerial point ceiling light point and built in mirror fronted wardrobe with shelving and hanging space.



White panelled door to:

BEDROOM TWO

8'82 x 11' With wooden effect UPVC double glazed window to the rear, thermostatically controlled radiator, power points, ceiling light point, TV aerial point and built in airing/storage cupboard.

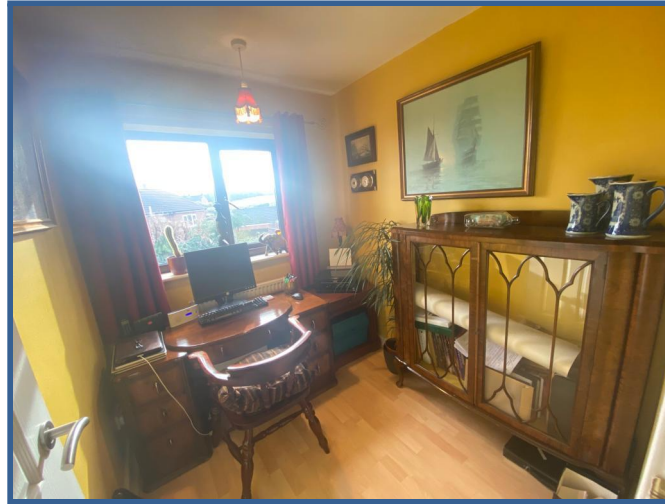


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White panelled door to:

BEDROOM THREE

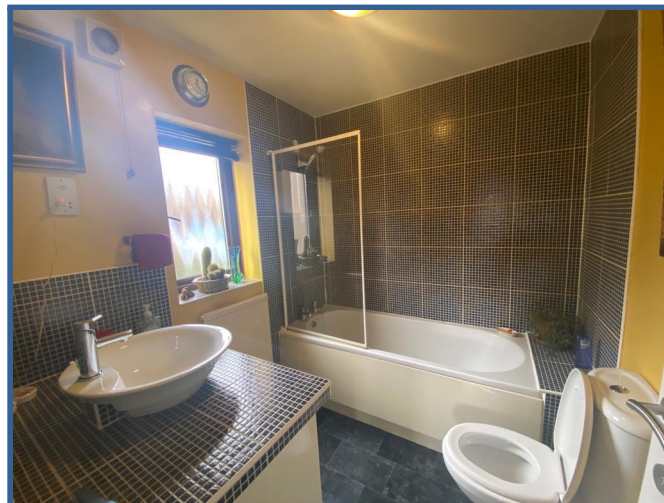
6'4" x 7'3" With wooden effect UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point, telephone point and double power point.



Wooden panelled door to:

BATHROOM

This is a modern re-fitted bathroom with white three-piece suite comprising; panelled bath with electric shower over and glazed shower screen, wash hand basin with hot and cold mixer tap set onto vanity unit and closed coupled W.C. There is a wooden effect UPVC double glazed opaque window to the side, part wall tiling, ceiling light point, extractor fan and radiator.



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OUTSIDE

To the rear is enclosed with a mixture of wall and fencing with a pathway leading to gated access to the front of the property. The rear garden has a patio area ideal for outside dining, steps to barbeque area with the remainder of the garden being laid to lawn.



ADDITIONAL INFORMATION

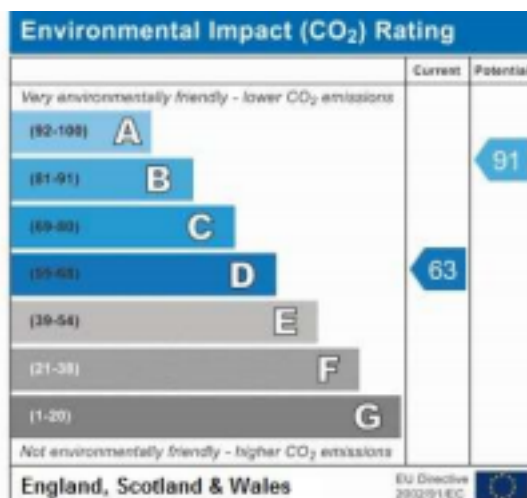
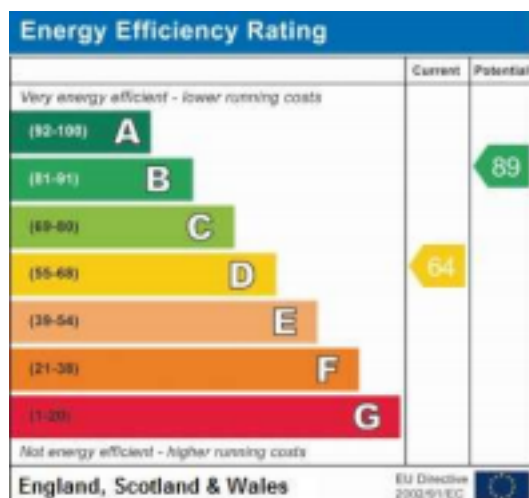
Council Tax Band: A

Local Authority: Mansfield District Council

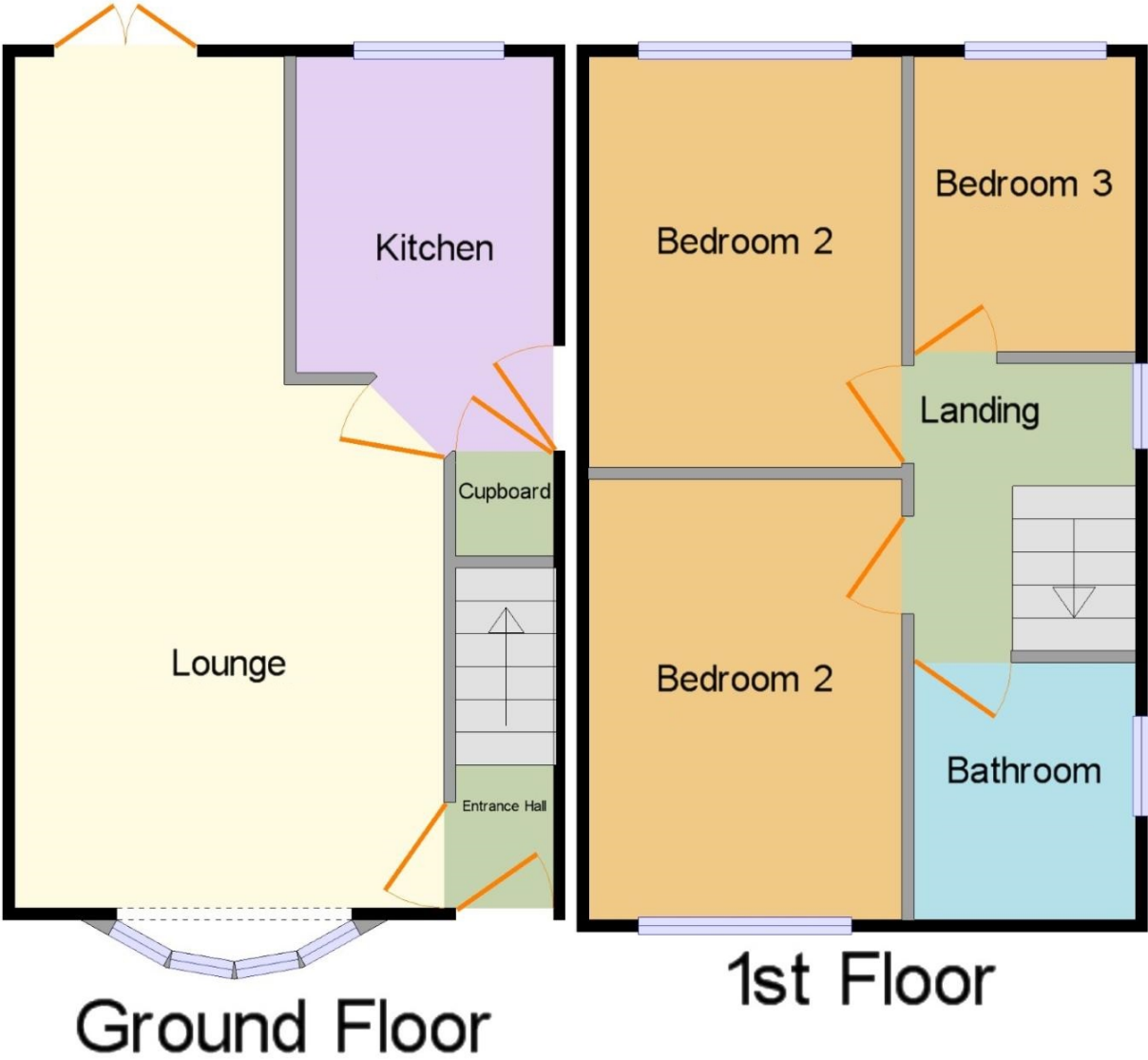
Primary School: The Flying High Academy

Secondary School: Queen Elizabeth's Academy

ENERGY PERFORMANCE RATING



FLOOR PLAN



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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 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.