

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

**27 WALTON STREET
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 4GF**



£110,000

VIEWING

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

TENURE

Freehold

- Mid Terraced Property
- Two Double Bedrooms
- Two Reception Rooms
- Fully Renovated
- Modern Kitchen
- Large Family Bathroom
- Within Walking Distance of Town Centre

27 WALTON STREET, SUTTON-IN-ASHFIELD

This two double-bedroom mid terraced property is in a convenient location within reasonable walking distance of Sutton town centre and has easy access to the A38 and Kings Mill Hospital.

Having been fully refurbished throughout to high standard this property is well presented with contemporary floor coverings and decoration, a modern kitchen and stylish bathroom.

Entrance door into:

LOUNGE

12'10" x 11'2" With UPVC double glazed window to the front, power points, ceiling light point and television aerial point.



DINING ROOM

12'10" x 11'2" With UPVC double glazed window to rear, ceiling light point and radiator.



27 WALTON STREET, SUTTON-IN-ASHFIELD

KITCHEN

12'8" x 6'10" Newly fitted this modern kitchen has a range of wall and base units in a white gloss finish. There is an integrated oven, integrated hob with matching canopy style extractor over, integrated fridge/freezer., space and plumbing for washing machine and composite sink with chrome mixer tap. The kitchen has a stylish towel rail radiator, UPVC double glazed window and door to the side.



FIRST FLOOR LANDING

With power point and ceiling light point.

Door to:

BEDROOM ONE

12'9" x 11'3" With UPVC double glazed window to the front, ceiling light point and radiator.



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BEDROOM TWO

10'6" x 9'10" With UPVC double glazed window to the rear, ceiling light point, radiator, built in storage cupboard and access to converted loft space.



BATHROOM

This stunning bathroom has been fitted with a three-piece suite comprising freestanding rolltop bath with telephone mixer taps, wash hand basin set onto vanity unit and close coupled W.C. There is part wall tiling, towel rail radiator and UPVC double glazed window to the rear.



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OUTSIDE

To the rear of the property there is an enclosed garden with a brick outbuilding.



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – A

Primary School – Hillocks Primary & Nursery School

Secondary School – Ashfield School

Stamp Duty on Asking Price: Nil (Additional costs may apply if being purchased as a second property)

(Energy performance rating and floor plan to follow)

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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 marketplace.

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.