

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

83 STONEHOUSE TERRACE

NEWSTEAD

NOTTINGHAMSHIRE

NG15 0DB



Offers Over £120,000

VIEWING

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

TENURE

Freehold

- Mid Terraced Property
- Three Bedrooms
- W.C. to Both Floors
- Garden to Front and Rear
- Quiet Residential Area
- Investment Opportunity
- Within Walking Distance of Public Transport Links

83 STONEHOUSE TERRACE, NEWSTEAD

This three bedroom mid terraced property is in a popular village location within reasonable walking distance of village amenities and public transport links to adjacent towns.

This property is well presented throughout offering three good sized bedrooms, gardens to both the front and rear with the potential to create off street parking. This would make the ideal first home or a rental investment.

Entrance door into:

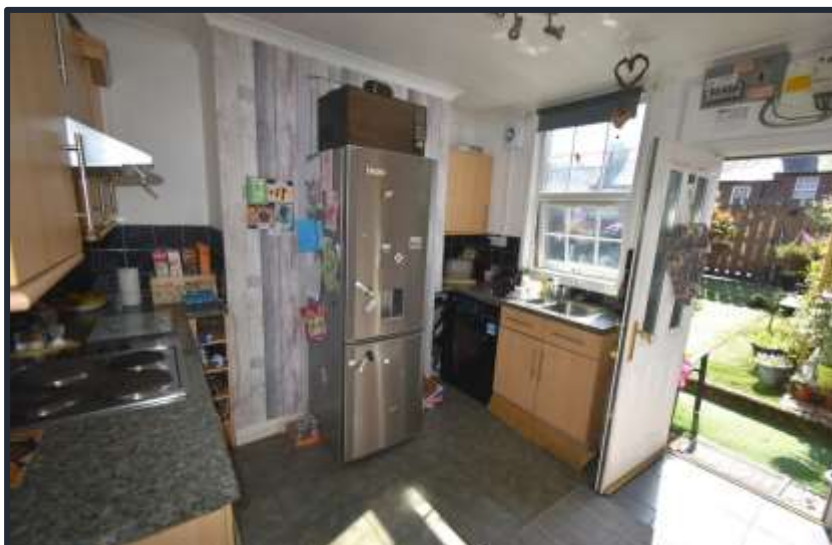
LOUNGE

13" x 10'6" UPVC double glazed window to the front, radiator, power and ceiling light points.



KITCHEN

10" x 10'6" Double glazed window to the rear. One and a half bowl single draining stainless steel sink mixer tap, space and plumbing for washing machine and fridge freezer. There is an electric four ring hob with an integrated oven and grill and an illuminated extractor. A range of wall and base units in maple with roll top work surfaces and coordinated wall tiling. There is floor tiling, a radiator and ceiling light point.

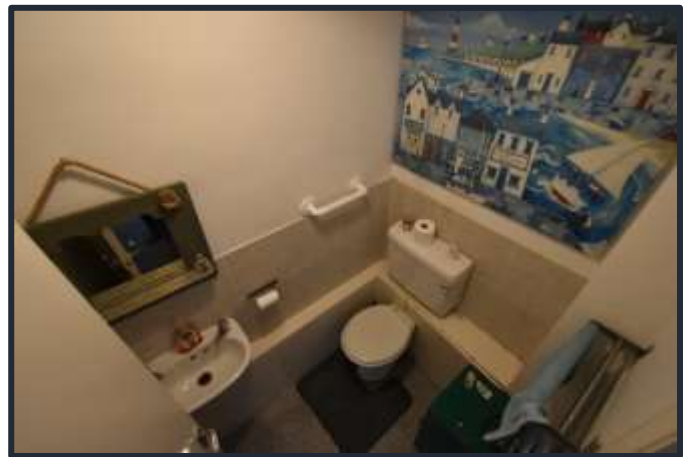
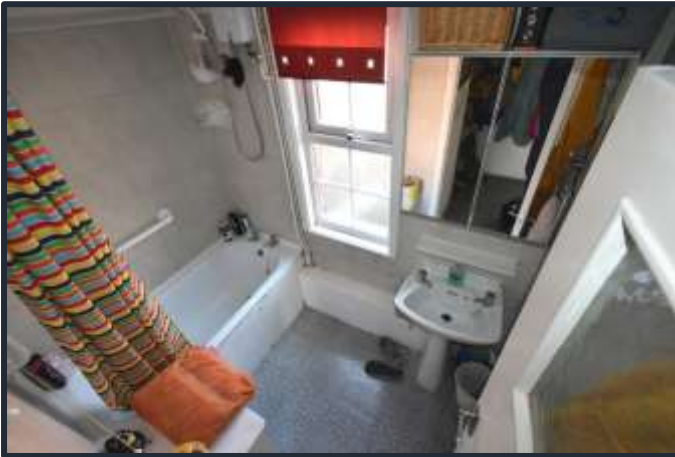


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DOWNSTAIRS BATHROOM

Separate toilet and bathroom, the toilet has a bath with a Tritan Riba electric shower over, a wash hand basin, double glazed opaque window to the front, chrome towel rail radiator, wall and floor tiling, ceiling light point and extractor.

Separate W.C. with a wash hand basin, part wall tiling, floor tiling and a ceiling light point.



HALLWAY

There's an inner hallway that has an understairs storage area. It has a ceiling light point and ceramic floor tiling

LANDING

On the first floor landing there's a ceiling light point and access to roof space.

83 STONEHOUSE TERRACE, NEWSTEAD

BEDROOM ONE

10" x 10'6" A good sized double bedroom with a double glazed window to the front, radiator, power and ceiling light points.



BEDROOM TWO

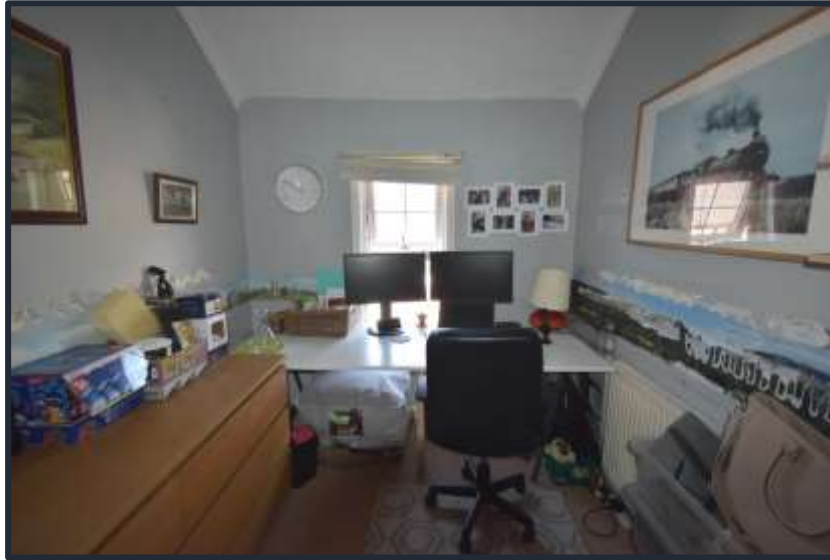
10'6" x 7'3" A good sized room with double glazed window to the rear, radiator, power and ceiling light points.



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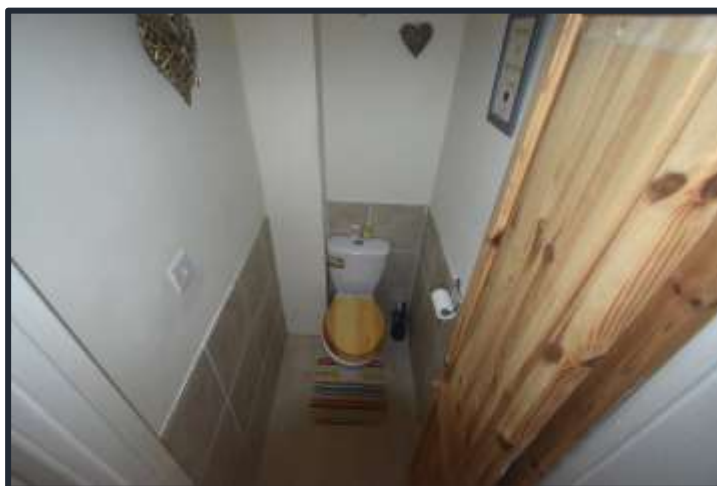
BEDROOM THREE

10'6" X 10" Double glazed window to the front, ceiling light point, radiator, power points, built in airing cupboard there is also a second built in cupboard over the stairs for storage.



UPSTAIRS W.C

With close coupled W.C, ceiling light point, part wall tiling.



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OUTSIDE

To the front of the property there is a walled yard. To the rear there is gated access to an attractive cottage style garden which is fully enclosed with a mixture of fencing and has a useful brick-built store



ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

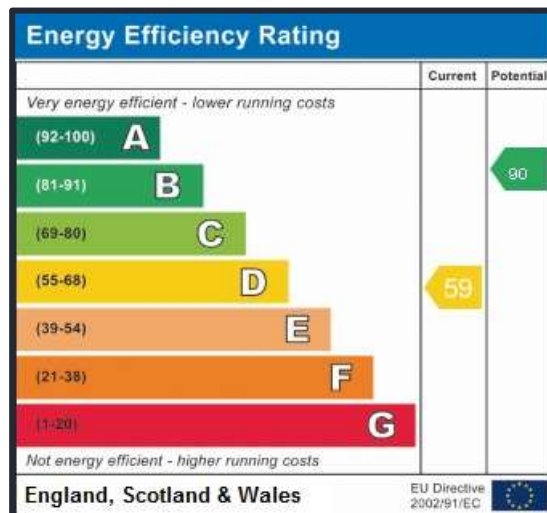
Council Tax Band – A

Primary School – Newstead Primary and Nursery School

Secondary School – Kirkby College

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

ENERGY PERFORMANCE RATING



83 STONEHOUSE TERRACE, NEWSTEAD

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.