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2 CRANSWICK CLOSE

LINBY

NOTTINGHAMSHIRE

NG15 8JX



£235,000

VIEWING

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

TENURE

Freehold

- Modern End Town House
- Three Bedrooms
- Spacious Kitchen/Diner
- Downstairs W.C
- UPVC Double Glazing
- Gas Central Heating
- Driveway for Two Cars
- Attractive Rear Garden
- Presented to a High Standard
- Popular Location near to a Variety of Amenities

2 CRANSWICK CLOSE, LINBY, NOTTINGHAMSHIRE

This is a modern three-bedroom end town house which benefits from driveway parking for two cars. This property is deceptively spacious and is the ideal first home as it is situated on a popular development close to a number of amenities. The property is presented to a high standard throughout and benefits from the balance of its NHBC certificate. The owners have had the rear garden landscaped into an attractive relaxing space sure to appeal.

The property has a small forecourt front garden with pathway leading to a canopy over the entrance door with outside light to the side.

Front entrance door opens into:

HALLWAY

With stairs to first floor landing, radiator, ceiling light point.

Door to:

KITCHEN/DINING ROOM

“15’0 x 10’10”. With UPVC double glazed window to the rear, a range of wall and base units in a modern grey gloss finish, co-ordinated roll top work surfaces, four ring stainless steel gas hob with stainless steel surround and extractor over, integrated stainless steel oven and grill, space for fridge freezer, space and plumbing for washing machine, one and a half bowl sink with mixer taps, numerous power points, ceiling light point, radiator and tiled effect lino flooring. With UPVC double glazed patio doors opening onto and overlooking the rear garden.



Door to:

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LOUNGE

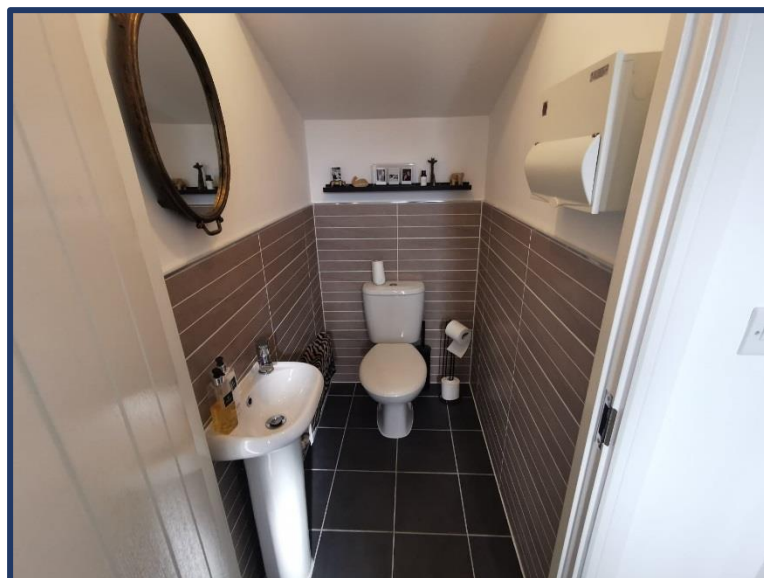
“14’0” x 11’5” An attractive and spacious reception room with UPVC double glazed window to the front. Radiator, numerous power points, wall and floor TV aerial point and ceiling light point with modern shade.



Door to:

GROUND FLOOR W.C

Part tiled wall, closed coupled W.C, ceiling light point and tile effect flooring.



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LANDING

Access to insulated roof space, power points, ceiling light point and smoke alarm.



Door to:

BEDROOM ONE

“12’2” x 11’0”. With UPVC double glazed window overlooking the rear garden, radiator, numerous power points, and ceiling light point.



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EN SUITE

Good sized En Suite, consisting of a toilet, sink and walk in shower. Over the toilet storage cupboard, radiator and ceiling light point.



Door to:

BEDROOM TWO

“10’3 x 7’5”. Another double room with a UPVC double glazed window to the front, radiator, power points and ceiling light point.



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Door to:

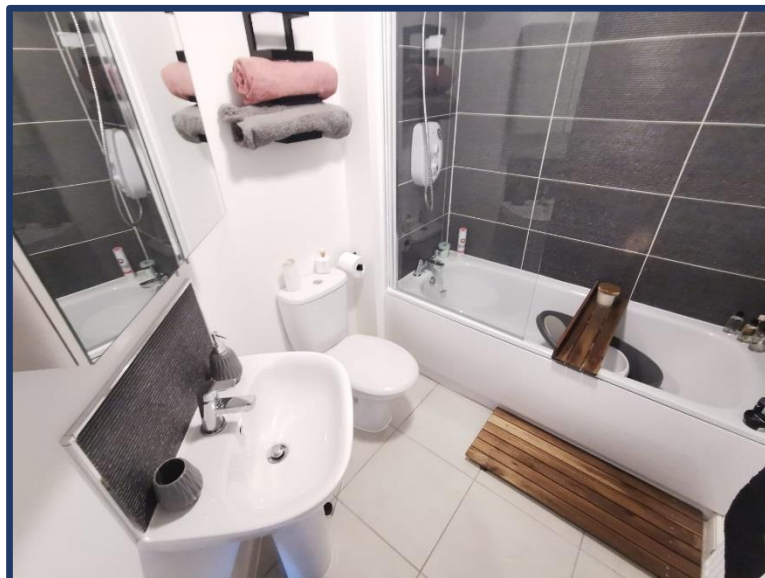
BEDROOM THREE

“7’3 x 6’11” Another good size double this room has a UPVC double glazed window to the front, built in wardrobes, thermostatically controlled radiator, power points and ceiling light point.



BATHROOM

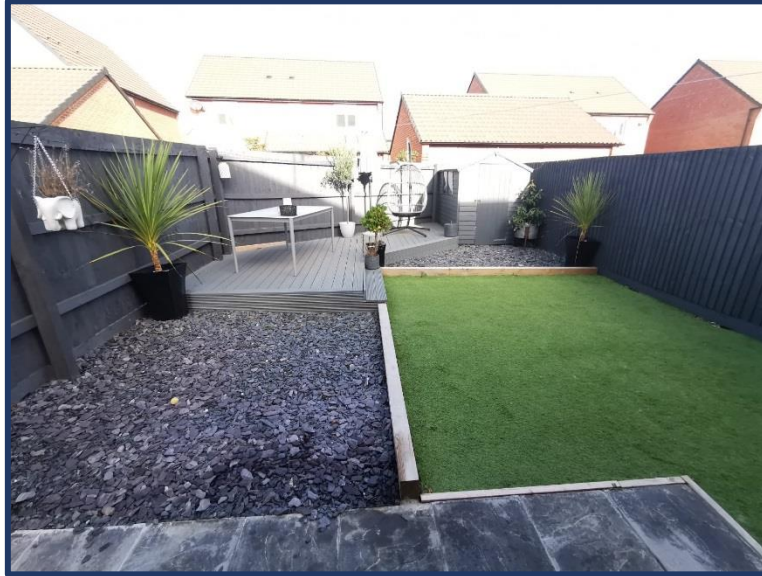
A modern bathroom comprising of a white three-piece suite featuring a wash hand basin, closed coupled W.C and panelled bath with shower over and a glass shower screen. There is part wall tiling, radiator, ceiling light point, extractor fan and tile effect flooring.



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OUTSIDE

The rear garden is enclosed with fencing and is a good size having a patio immediately outside the patio doors from the kitchen. Its sectioned off into part grass, part decking (ideal for outside dining) and part decorative stones. Useful garden shed and gated access to a pathway to the side and front of the property.



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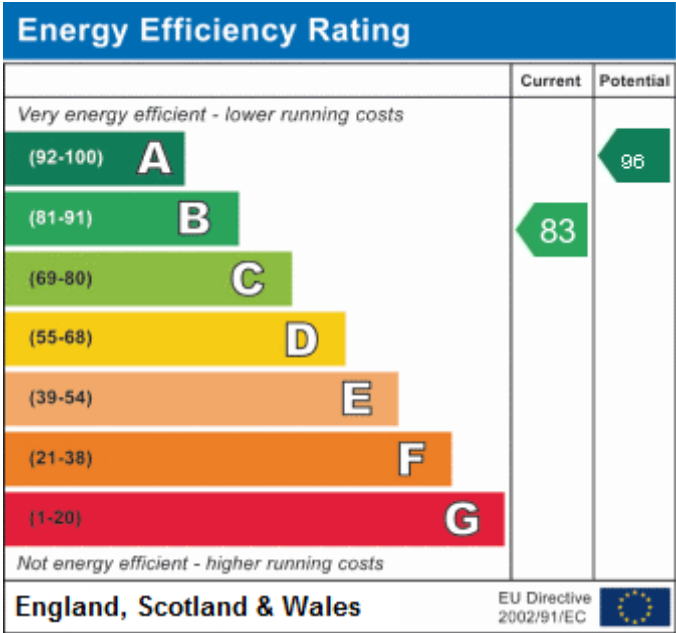
ADDITIONAL INFORMATION

Council Tax Band: B
Local Authority: Gedling Borough Council

Primary School: Leen Mills
Secondary School: The National School

Stamp Duty on Asking Price: Available on request.

ENERGY PERFORMANCE RATING



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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.