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Sales & Lettings

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**NO
CHAIN**

4 FOUNDRY TERRACE

NEWSTEAD

NOTTINGHAMSHIRE

NG15 0BT



OFFERS OVER £140,000

VIEWING

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

TENURE

Freehold

- Large Terrace Property
- Modern Fittings
- Three Bedrooms
- Kitchen Diner
- Large Garden To Rear
- Front Garden With Space For Parking
- Viewing Recommended

4 FOUNDRY TERRACE, NEWSTEAD, NOTTINGHAM

This is an extremely well presented 3 bedroom terraced property, perfect as a first family home. This property is being sold with no upward chain. Early viewing is recommended to fully appreciate the standard and quality of the property being offered for sale.

LOUNGE

“12’6” x 10’6” UPVC double glazed window to rear. Ceiling light point, radiator and power point. Double glazed door to rear garden.



KITCHEN/DINER

“10’4 X 12’6” Large kitchen diner with space and plumbing for washing machine. Has a new boiler. UPVC double glazed window to the front, gas oven, space for fridge freezer, space and plumbing for dishwasher, UPVC entrance door.

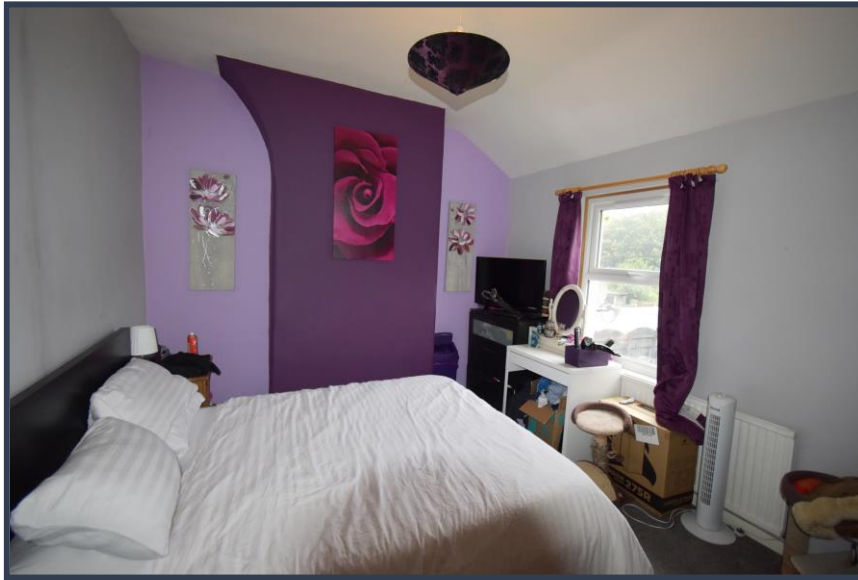


4 FOUNDRY TERRACE, NEWSTEAD, NOTTINGHAM

Stairs to first floor part boarded loft with ladder:

BEDROOM ONE

“12’6 x 10’6” UPVC double glazed window to rear. Radiator, Ceiling light point and power point.



BEDROOM TWO

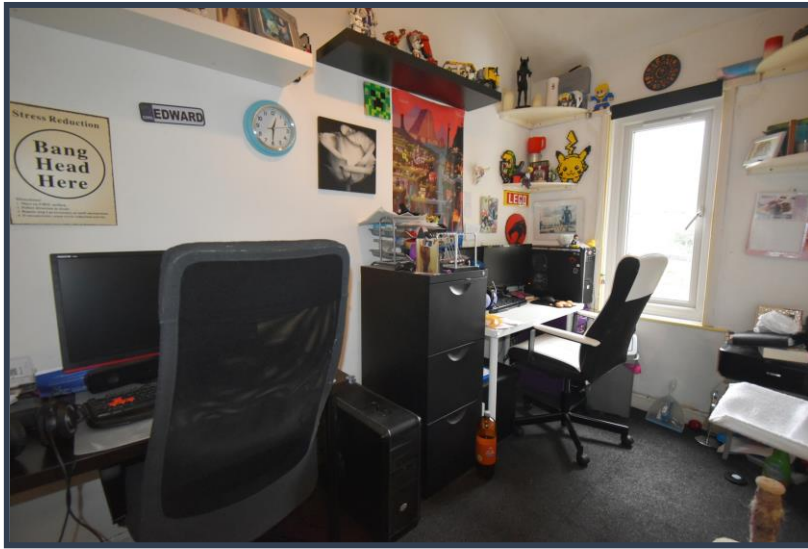
“12’6 x 10’6” Fitted cupboard. UPVC double glazed window to front. Radiator, ceiling light point and power point.



4 FOUNDRY TERRACE, NEWSTEAD, NOTTINGHAM

BEDROOM THREE

Double glazed window. Power point, ceiling light point and radiator.



BATHROOM

Fully tiled bathroom UPVC double glazed window to front, 3 piece suite with shower over.



4 FOUNDRY TERRACE, NEWSTEAD, NOTTINGHAM

OUTSIDE

Large, long rear garden with shed.



EPC GRAPH

ADDITIONAL INFORMATION

Council Tax Band: A
Local Authority: Gedling Borough Council

Primary School: Newstead Primary and Nursery School
Secondary School: Kirkby College

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

4 FOUNDRY TERRACE, NEWSTEAD, NOTTINGHAM

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.