

16 albert street  
mansfield  
nottingham  
NG18 1EB

tel: 01623 422000  
fax: 01623 421068

www.need2view.co.uk  
mansfield@need2view.co.uk

**70 BARKER STREET  
HUTHWAITE, SUTTON-IN-ASHFIELD  
NOTTINGHAMSHIRE  
NG17 2LH**



**£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
- Modern Kitchen
- Large Family Bathroom
- Good Sized Rear Garden
- Within Walking Distance of Town Center

## 70 BARKER STREET, HUTHWAITE, SUTTON-IN-ASHFIELD

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

The property offers two spacious reception rooms and a modern kitchen to the first floor with two double bedrooms and a larger than average family bathroom to the first floor. There is a good sized garden to the rear which has a number of established plants and shrubs.

Entrance door into:

### LOUNGE

13'3" x 12' With feature fireplace, ceiling coving, UPVC double glazed window to the front, ceiling light point and television aerial point.



### DINING ROOM

13'4" x 13' With feature fireplace, UPVC double glazed window to rear, ceiling light point and radiator.



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**KITCHEN**

**12'10" x 7'3"** Fitted with a range of wall and base units in a pine finish with roll top work surfaces and coordinated wall tiling. There is single drainer stainless steel sink with chrome mixer tap and drainer, space for a freestanding oven and grill, space for fridge/freezer, space and plumbing for washing machine. The kitchen has a ceiling light point with UPVC double glazed windows and door to the side.



**STAIRS TO FIRST FLOOR LANDING**

With ceiling light point and access to roof space

**BEDROOM ONE**

**13'3" x 12'** With UPVC double glazed window to the front, ceiling light point and radiator.

**BEDROOM TWO**

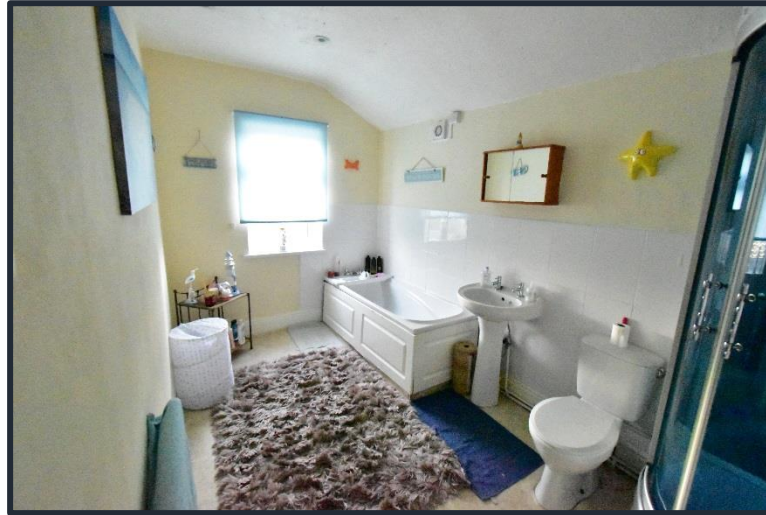
**13' x 10'3"** With UPVC double glazed window to the rear, ceiling light point, radiator and built in storage cupboard



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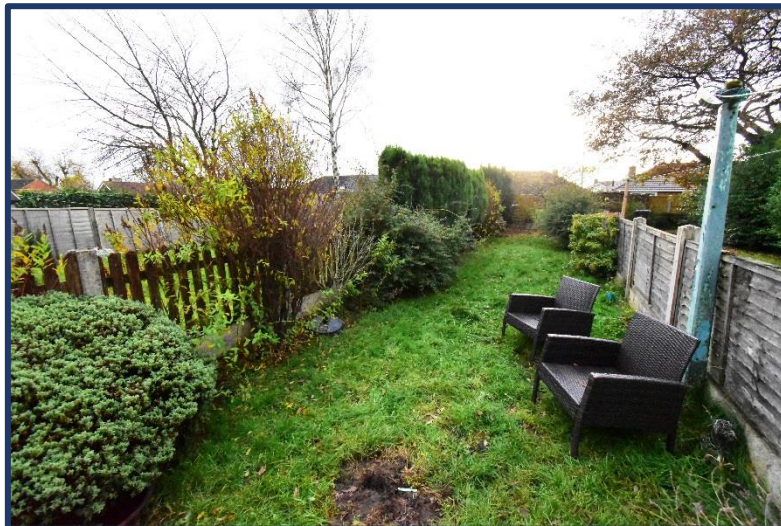
### **BATHROOM**

This large family bathroom has been fitted with a four-piece suite comprising panelled bath, modern shower cubicle, wash hand basin, and close coupled W.C. There is part wall tiling, ceiling spot lights, radiator and UPVC double glazed window to the rear.



### **OUTSIDE**

To the rear of the property there is a well-proportioned garden which is fully enclosed with a mixture of fencing and is laid to lawn with a number of plants and shrubs



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**ADDITIONAL INFORMATION**

This property is currently tenanted and can be purchased as an investment with the tenant in situ or for owner occupation as preferred.

**Local Council** – Ashfield District Council

**Council Tax Band** – A

**Primary School** – Woodland View Primary School

**Secondary School** – Ashfield Comprehensive School

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

## **70 BARKER STREET, HUTHWAITE, SUTTON-IN-ASHFIELD**

### **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.