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26 WATNALL CRESCENT

MANSFIELD

NOTTINGHAMSHIRE

NG19 6ST



GUIDE PRICE £150,000 - £160,000

VIEWING

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

TENURE

Freehold

- Semi Detached
- Great Location
- Three Bedrooms
- Good Sized Kitchen
- Spacious Living Room
- Large Rear Garden
- Well Presented Throughout
- Close to Local Amenities

26 WATNALL ROAD, MANSFIELD, NOTTINGHAMSHIRE

This stunning three bedroom property is the perfect family home. With three good sized bedrooms, a large kitchen, spacious living room and a large easily maintained rear garden, this property is beautifully presented and is highly recommended to view to fully appreciate.

Entrance door into:

HALLWAY

With a window to the front of the property, access to the ground floor rooms, stair to the first floor landing and a ceiling light point.

LIVING ROOM

12'10" x 16'10" With windows to both the front and rear of the property, feature fireplace, radiator, power and ceiling light points.



KITCHEN

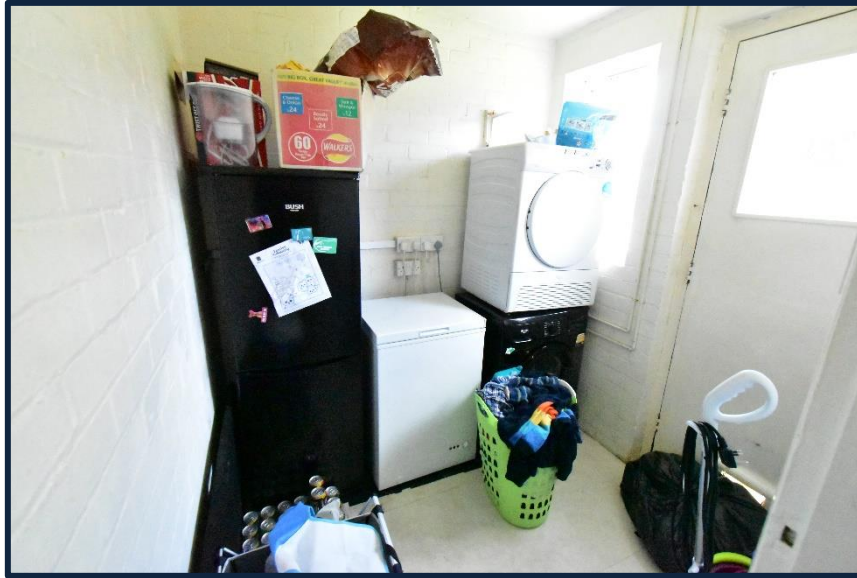
10" x 9'9" With a range of wall and base units in a wood finish with coordinating roll top work surfaces, one and a half bowl single drainer sink with mixer tap, integrated oven, integrated four ring gas hob, extractor fan, breakfast bar, part tiled walls, window to the rear, radiator, power and ceiling light points.



26 WATNALL ROAD, MANSFIELD, NOTTINGHAMSHIRE

UTILITY

6'9" x 6'3" With a window to the rear, door to the rear, space and plumbing for a washing machine, power and ceiling light points.



LANDING

With access to the bedrooms and bathroom, airing cupboard, power and ceiling light points.

BEDROOM ONE

13" X 9'10" A double room with window to the front, single fitted wardrobe, radiator, power and ceiling light point.



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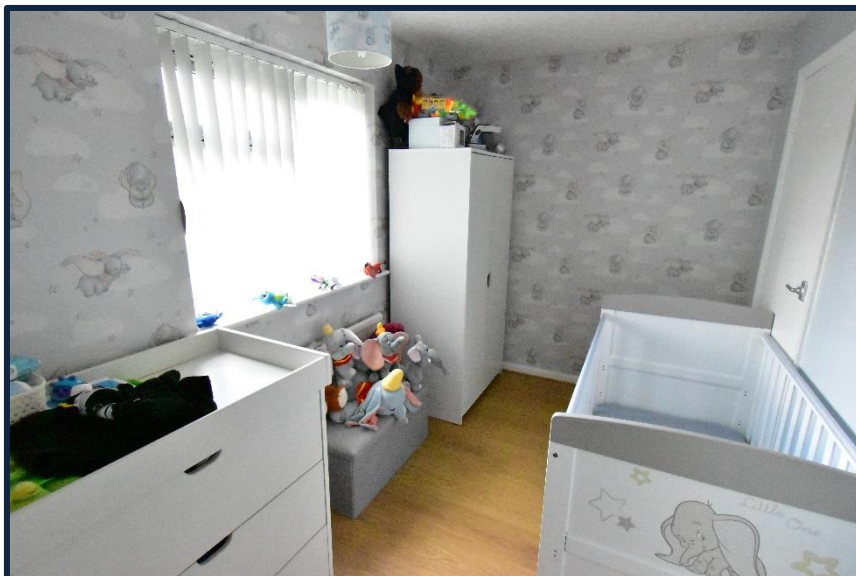
BEDROOM TWO

11' x 9'8" With window to the front, single fitted wardrobe, radiator, power and ceiling light point.



BEDROOM THREE

10' x 6'9" With window to the rear, single fitted wardrobe, radiator, power and ceiling light point.



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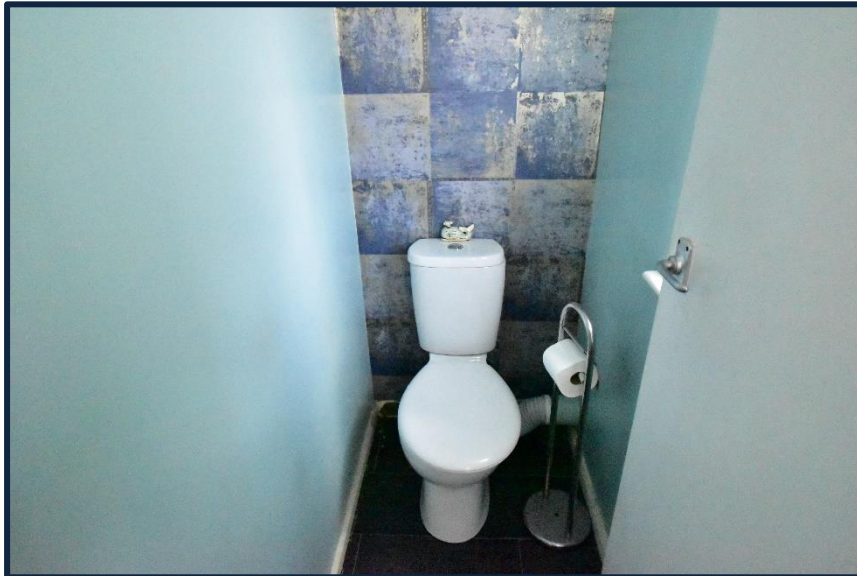
BATHROOM

With an opaque window to the rear, bath with shower over, wash hand basin, radiator and ceiling light point.



W.C.

The toilet is in its own room separate from the main bathroom and has a window to the rear.



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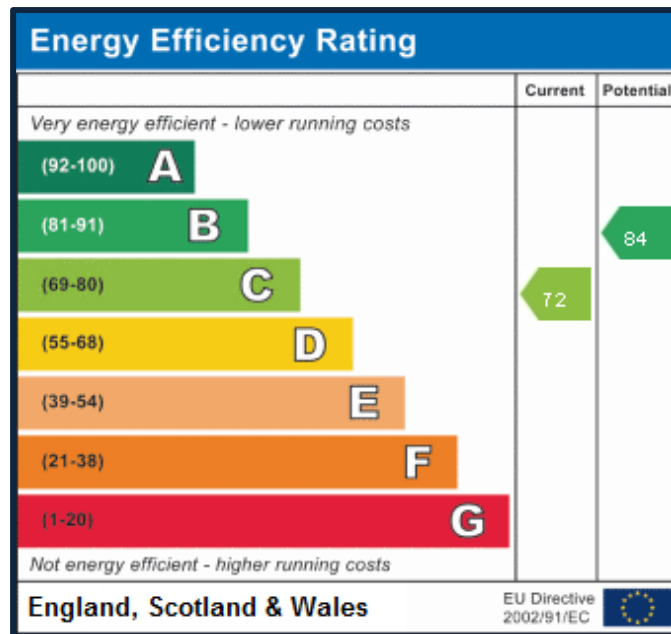
GARDEN

A large, fully enclosed, laid to lawn garden.



26 WATNALL ROAD, MANSFIELD, NOTTINGHAMSHIRE

EPC



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Mansfield District Council

Local Primary School: Wainwright Primary School

Local Secondary School: The Flying High Academy

Stamp Duty on Asking Price: £500 - £700 (This will vary if buying as a second home/investment property.)

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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 client's investment.