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32 SORRELL SQUARE

CLIPSTONE VILLAGE

MANSFIELD

NOTTINGHAM

NG21 9GX



£260,000

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

TENURE Freehold

- Semi Detached
- Three Storey
- Three Bedrooms
- Downstairs W.C.

- Driveway For Off Road Parking
- En Suite to Master Bedroom
- Good Sized Garden
- Well Presented Throughout

This stunning, modern, semi detached, three storey property is the ideal family home. With three bedroom, including an En suite to the master, large dining kitchen, living room, family bathroom and good outside space including a drive way for multiple cars. Set in a quiet street it is close to local amenities and good schools.

Entrance door into:

HALLWAY

With access to the downstairs W.C., dining kitchen, two storage cupboards and the stairs to the first floor landing. With radiator and ceiling light point.



DINING KITCHEN

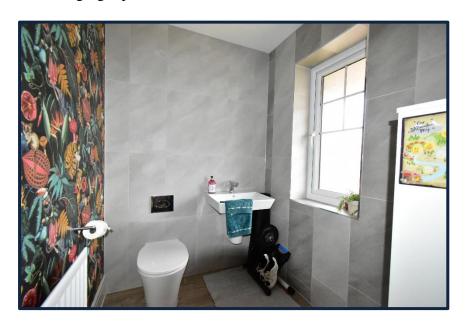
With a range of wall and base units in a white finish with coordinating work surfaces, one and a half bowl stainless steel sink with mixer tap, integrated double ovens, integrated electric hob, extractor fan, integrated fridge freezer, UPVC double glazed patio doors into the garden, ceiling spotlights, radiator, power points and ceiling light points.





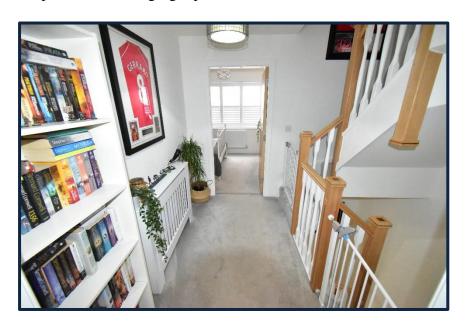
DOWNSTAIRS W.C.

With UPVC double glazed opaque window to the front, W.C, wash hand basin, radiator and ceiling light point.



FIRST FLOOR LANDING

With access to the master bedroom and the living room and stairs to the second floor. With radiator, power and ceiling light points.



BEDROOM ONE

A large double room with UPVC double glazed window to the rear, radiator, power points and ceiling light point.



EN SUITE

With UPVC double glazed window to the side, W.C, wash hand basin, shower cubicle, tiled walls, chrome towel radiator and ceiling spotlights.



LIVING ROOM

With UPVC double glazed windows to the front, radiator, power and ceiling light points.





BEDROOM TWO

Located on the second floor, UPVC double glazed window to the rear, radiator, power and ceiling light points.



BEDROOM THREE

Located on the second floor, with UPVC double glazed window to the rear, radiator, power and ceiling light points.



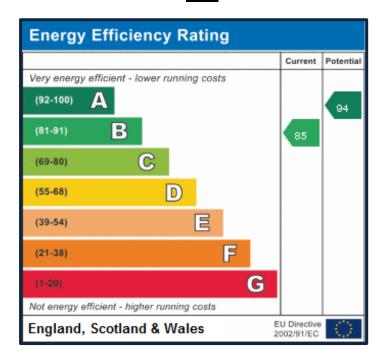
<u>BATHROOM</u>
Located on the second floor, with UPVC double glazed window to the side, W.C., wash hand basin, bath with shower over, fully tiled walls, radiator and ceiling light point.



GARDEN
A good sized fully enclosed garden to the rear with patio area directly to the back of the house, laid lawn and decking in one corner.



EPC



ADDITIONAL INFORMATION

Council Tax Band: C

Local Authority: Newark and Sherwood District Council

Local Primary School: Samuel Barlow Primary Academy

Local Secondary School: The Garibaldi School

Stamp Duty on Asking Price: £3000 (This will vary if buying as a second

home/investment property.)

This property is being sold as part of a part exchange deal with Moving Made Easy and is subject to completion of a new build

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.