

4 DEWBERRY GARDENS

FOREST TOWN

MANSFIELD

NG19 0RG



£ 150,000

VIEWING

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

TENURE

Freehold

- Mid-Town House
- Two Bedrooms
- Modern Kitchen and Bathroom
- Downstairs W.C
- Gas Central Heating
- UPVC Double Glazing
- Driveway and Garage
- Rear Garden with Decking
- Fantastic Investment Opportunity

This is a fantastic investment opportunity as this property is being sold with tenants in situ that have a secure tenancy in place and have been exemplary tenants at the property for over six years.

This is an immaculately presented two-bedroom modern town house with gardens to front and rear and benefits from a garage. The property occupies a good position within this ever popular and convenient location.

Front garden is laid to lawn with pathway leading to tiled canopy over front entrance door opening into:

HALLWAY

With stairs to first floor landing, ceiling light point, radiator and doorway to under stairs storage.

Doorway to:

GROUND FLOOR W.C

With close coupled W.C, pedestal wash hand basin with tiled splash backs, thermostatically controlled radiator, ceiling light point and extractor.

White panelled door to:

KITCHEN

With a range of wall and base units in maple with 1 ½ bowl single drainer stainless steel sink with chrome mixer taps, UPVC double glazed window to front, illuminated extractor over four ring stainless steel gas hob, stainless steel integrated oven and grill, space and plumbing for washing machine, space for fridge freezer, thermostatically controlled radiator, ceiling light point, power points and ceramic floor tiling.



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White panelled door to:

LOUNGE/ DINING-ROOM

12'6" x 12'. This is a fabulous room having feature fireplace, two ceiling light points, thermostatically controlled radiator, power points, TV aerial point, UPVC double glazed windows and patio doors opening onto and overlooking rear garden.



LANDING

With ceiling light point, smoke alarm and power point.

White panelled door to:

BEDROOM ONE

12' max 12' including wardrobes. With two UPVC double glazed windows to the front, a range of fitted wardrobes with the addition of a built-in cupboard, ceiling light point, power points and thermostatically controlled radiator.



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White panelled door to:

BEDROOM TWO

6'9" x 12'. With UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



Door to:

BATHROOM

Fully tiled bathroom with ceiling spotlights, UPVC double glazed opaque window to the rear, three-piece white suite comprising panelled bath with chrome shower over, glazed shower screen, close coupled W.C, pedestal wash hand basin, thermostatically controlled radiator and extractor.



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REAR GARDEN

With patio area, lawn with borders, decked area, gated access leading to the pathway to the garage.



GARAGE

This is a good size garage with up and over door. There is also street parking available.

ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Mansfield District Council

Primary School: Holly Primary School

Secondary School: Garibaldi College

Stamp Duty on Asking Price: £500.00

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.