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Sales & Lettings

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**NO
CHAIN**

42 BROXTOWE DRIVE

MANSFIELD

NOTTINGHAMSHIRE

NG18 2JE



£130,000

VIEWING

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

TENURE

Freehold

- End Terraced
- Two Double Bedrooms
- Large Family Bathroom
- Two Reception Rooms
- Ideal Location
- Well Presented Throughout
- Tenant In Situ Paying £750 PCM

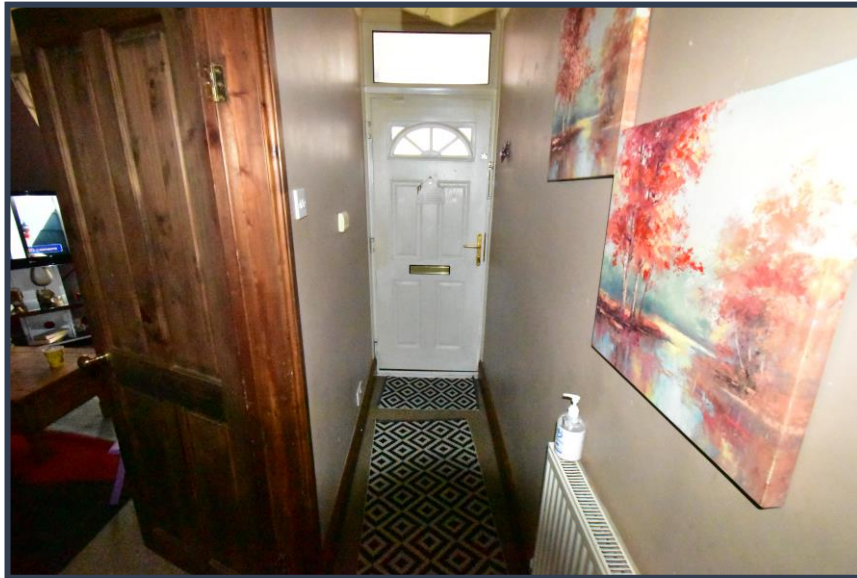
42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE

This is a spacious end terrace with two-double bedrooms and two good size reception rooms. Broxtowe Drive is close to the Town Centre making it the ideal location for access to a variety of amenities.

UPVC double glazed entrance door into:

ENTRANCE HALLWAY

From the front porch enter the hallway through the composite front door where there is a radiator and stairs to the first floor.



Doorway to:

LOUNGE

Having a feature fireplace with in inset electric fire and wooden surround, a radiator and bay window to the front elevation.



42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE

Doorway to:

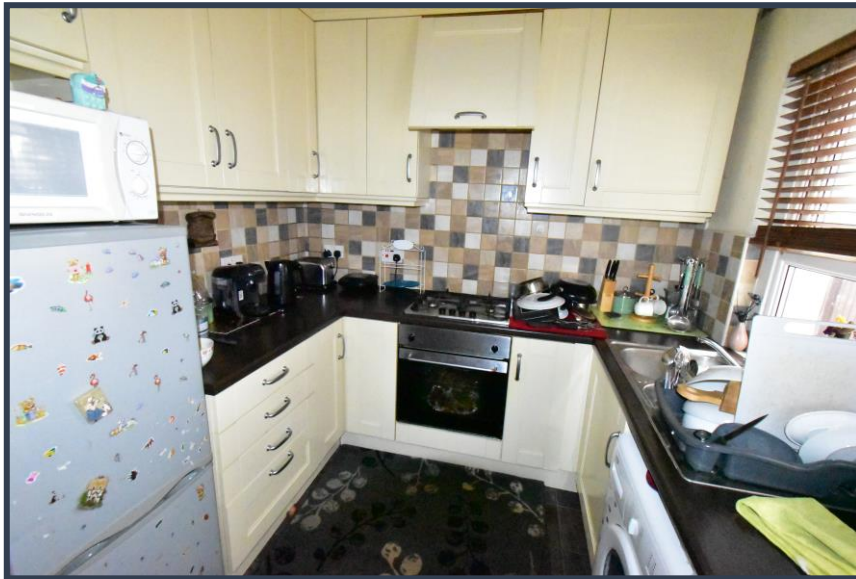
DINING ROOM

Ornamental fireplace with slate hearth and wooden mantle, picture rail, radiator and window to the rear elevation.



KITCHEN

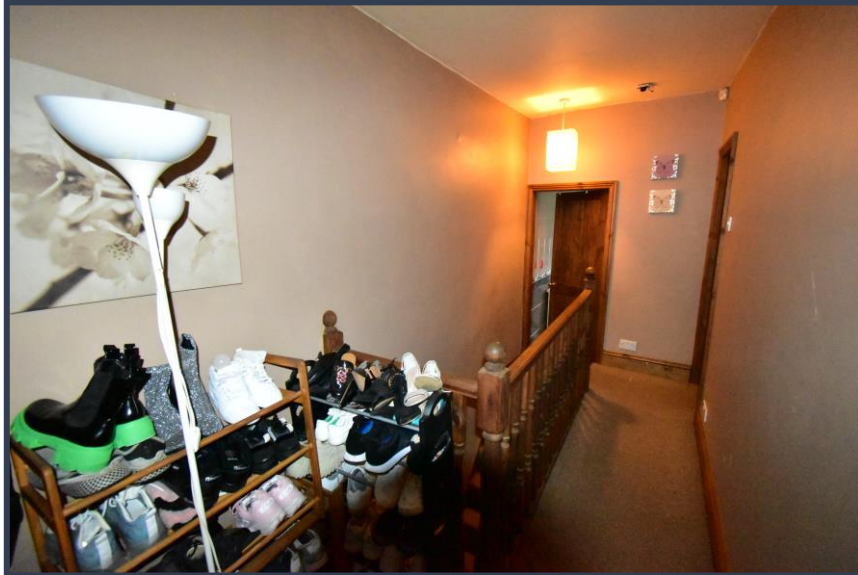
A range of base and wall units in cream shaker style finish with inset stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor and space for washing machine and fridge freezer. Benefiting from tiled effect flooring, tiled splash-backs, storage cupboard with stairs down into the cellar and a window and door to side elevation.



42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE

FIRST FLOOR LANDING

With a radiator and access to the loft.



BEDROOM ONE

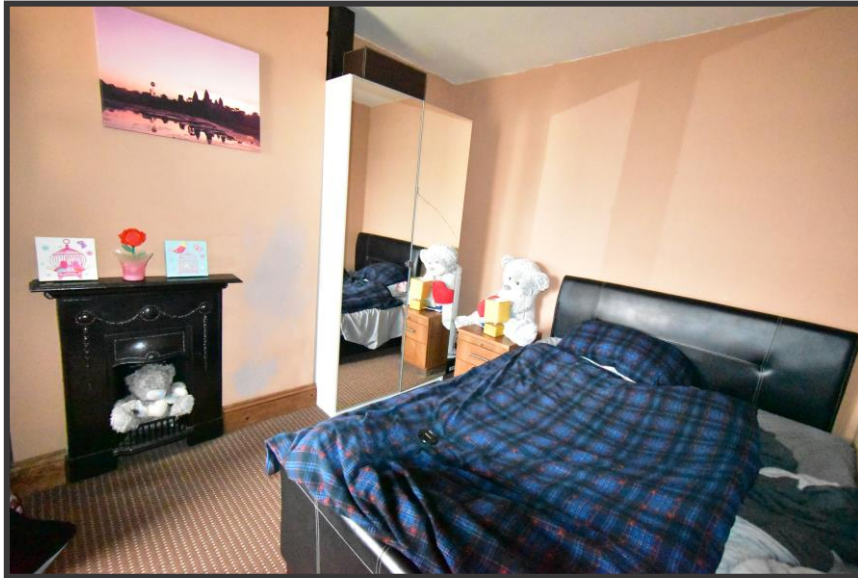
With a radiator and two windows to the front elevation.



42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE

BEDROOM TWO

With a cast iron, Victorian fireplace, a radiator and window to the rear elevation.



BATHROOM

A white and black suite comprising W.C, wash hand basin and bath with electric shower over, fully tiled walls, airing cupboard housing central heating boiler and a window to the rear elevation.



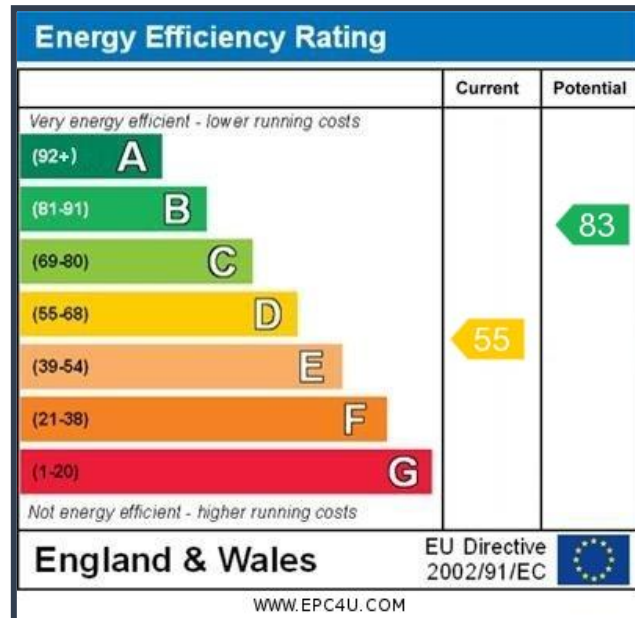
42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE

REAR GARDEN

With a paved patio area leading to the lawn which is fully fenced and has an outside light.



EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Mansfield District Council

Primary School: King Edward Primary and Nursery

Secondary School: The Brunts Academy

42 BROXTOWE DRIVE, MANSFIELD, NOTTINGHAMSHIRE

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 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 clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.