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hucknall
nottingham
NG15 7HJ

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property services
Sales & Lettings

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**NO
CHAIN**

11 THORNEY ABBEY ROAD

MANSFIELD

NOTTINGHAMSHIRE

NG21 0SP



OFFERS OVER £180,000

VIEWING

By appointment through the selling agent on (015) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Semi Detached Property
- Three Bedrooms
- Refitted Dining Kitchen
- Refitted Bathroom
- Large Garden
- Driveway For Off Street Parking
- Viewing Highly Recommended

11 THORNEY ABBEY ROAD, MANSFIELD, NOTTINGHAMSHIRE

We are delighted to bring you this stunning, recently refurbished three bedroom detached property located in a popular area of Mansfield close to local amenities and good schools.

To the ground floor the property has a spacious living room, a brand new refitted modern dining kitchen and a W.C., whilst the first floor has three double bedrooms and a brand new refitted modern family bathroom. To the front of the property there is a large driveway and a car port for off street parking and to the rear there is a large, easy to maintain garden.

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, power and ceiling light points.

LIVING ROOM

13'6" x 12'6" With UPVC double glazed window to the front, power and ceiling light points.



11 THORNEY ABBEY ROAD, MANSFIELD, NOTTINGHAMSHIRE

DINING KITCHEN

16'6" x 10'3" Brand new kitchen fitted with a range of wall and base units in a white finish with coordinating marble effect roll top work surfaces, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring hob, stainless steel splashback, extractor fan, single drainer sink with mixer tap, understairs storage, UPVC double glazed windows to the rear, radiator, power and ceiling spotlights.



GROUND FLOOR W.C.

With UPVC double glazed window to the side, W.C. and ceiling light point.



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FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, access to loft space and ceiling light point.

BEDROOM ONE

12'9" x 12'7" With UPVC double glazed windows to the front and side, radiator, power and ceiling light points.



BEDROOM TWO

10'3" x 11" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



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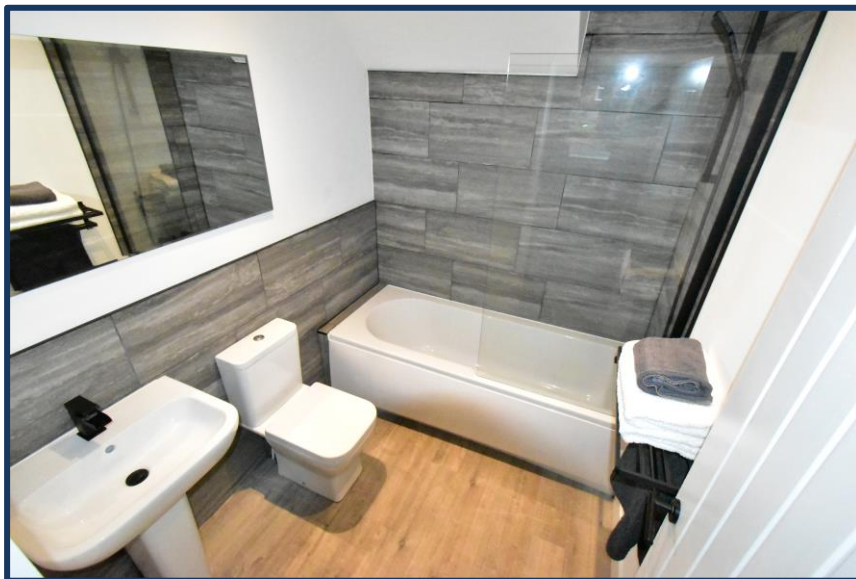
BEDROOM THREE

8'9" x 7'3" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



BATHROOM

Brand new fitted bathroom, white three piece suite comprising of a wash hand basin (with waterfall tap), W.C. and a bath with shower over, part wall tiling, UPVC double glazed window and ceiling light point.



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GARDEN

To the rear of the property there is a large, easy to maintain garden which is fully laid to lawn with a couple of mature trees, outside tap, all enclosed with fencing. To the front of the property there is a large driveway with ample parking for multiple vehicles.



11 THORNEY ABBEY ROAD, MANSFIELD, NOTTINGHAMSHIRE

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Newark and Sherwood District Council

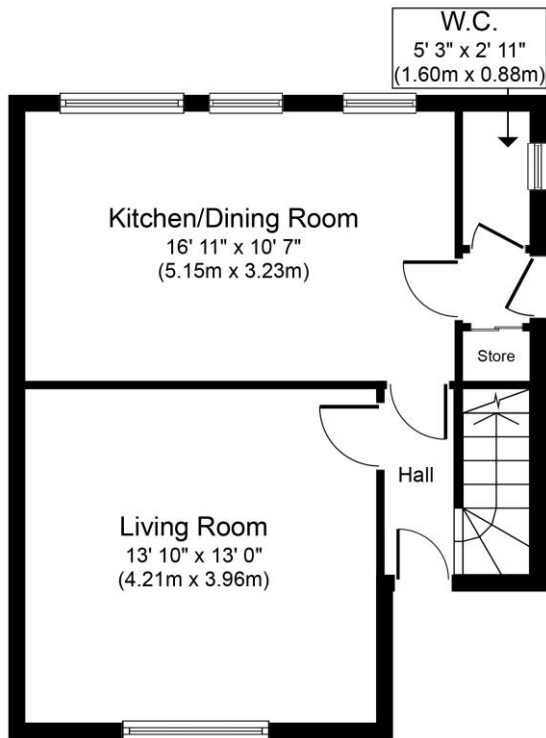
Local Primary School: Blidworth Oaks Primary School

Local Secondary School: Joseph Whittaker School

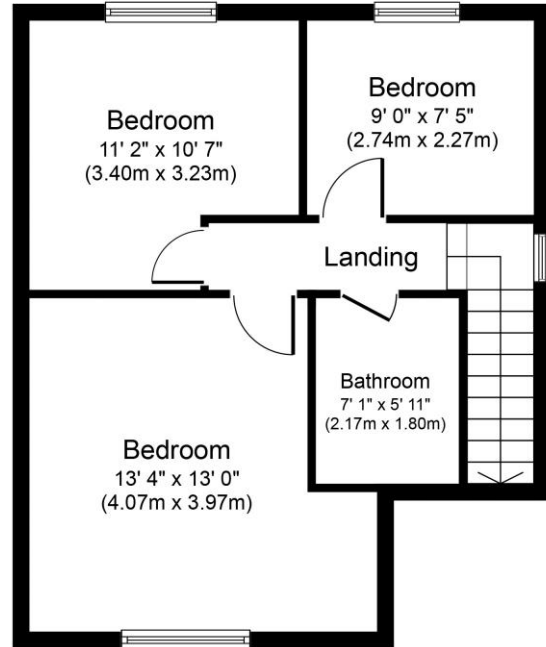
Stamp Duty on Asking Price: N/A (This will vary if buying as a second home/investment property.)

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FLOOR PLAN



Ground Floor
Approximate Floor Area
442 sq. ft.
(41.1 sq. m.)



First Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.