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Sales & Lettings

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**7 ROSEBERRY HILL  
MANSFIELD  
NOTTINGHAM  
NG18 2JH**



**£89,950**

**VIEWING**

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

**TENURE**

Freehold

- Traditional Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Upstairs Bathroom
- Gas Central Heating
- Rear Garden
- Within Walking Distance of Mansfield town centre

## **DIRECTIONS**

From our office in Mansfield continue onto Quaker Way, turning slightly to the right onto St. John Street. At the traffic lights turn right onto St. Peter's Way, and at the next set of traffic lights turn left onto Ratcliffe Gate. Continue through one set of traffic lights and then take the next right onto Broxtowe Drive. Roseberry Hill is the second turning on the left where the property is clearly marked on the left by our board.

**This three-bedroom terraced property is in close proximity to Fisher Lane Park and within reasonable walking distance of Mansfield town centre, local schools and amenities. With three bedrooms and two reception rooms this spacious property would make an ideal first home or buy-to-let investment.**

UPVC double glazed door into:

### **LOUNGE**

12' x 11'6" UPVC double glazed window to the front, ceiling rose, ceiling coving, wall and ceiling light points, power points, radiator, built in meter cupboard, telephone point and television aerial point.

White panelled door with chrome door furniture to:

### **DINING ROOM**

12' x 11'6" White panelled door with chrome door furniture to understairs storage cupboard. Single glazed wooden window to the rear, ceiling light point, ceiling coving, wall mounted gas fire, radiator and power points. White panelled door with chrome door furniture to stairs to first floor landing.

White panelled door with chrome door furniture to:

### **KITCHEN**

11'2" x 6'9" Modern fitted kitchen which has two UPVC double glazed windows to the side, a range of wall and base units with roll top work surfaces and wall tiling. One and a half bowl single drainer stainless steel sink with mixer taps, illuminated extractor over four point electric hob, integrated stainless steel oven and grill, space and plumbing for washing machine, radiator, power points, ceiling spotlights, ceiling coving and door to rear garden.



## **FIRST FLOOR LANDING**

Two ceiling light points, radiator, power points.

White panelled door with chrome door furniture to:

### **BEDROOM ONE**

11'6" x 12' max UPVC double glazed window to the front, radiator, power points, ceiling light point and ceiling coving. White panelled door to built in single wardrobe.



White panelled door to:

### **BATHROOM**

With three-piece white suite comprising panelled bath with shower head mixer taps, close coupled W.C. and pedestal wash hand basin. Part wall tiling and chrome towel rail radiator.



Panelled door with chrome door furniture to:

### **BEDROOM THREE**

8'92 x 6'6" max Single glazed wooden window to the rear, radiator, power points and ceiling light point.

Panelled door with chrome door furniture to:

### **BEDROOM TWO**

11'2" x 7'. Single glazed window to the side, radiator, power points and ceiling light point.

### **REAR GARDEN**

Outside there is a brick store, garden laid to patio with borders and gated access to pathway leading to Roseberry Hill.



### **ADDITIONAL INFORMATION**

**Local Council – Mansfield District Council**

**Council Tax Band – A**

**Primary School – King Edward Primary and Nursery**

**Secondary School – The Brunts Academy**

**Stamp Duty on Asking Price – Nil (this may change if you are buying a second property)**

### **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.