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mansfield  
nottingham  
NG18 1EB

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property services  
Sales & Lettings

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**NO  
CHAIN**

**3 RUFFORD AVENUE**

**MANSFIELD**

**NOTTINGHAM**

**NG18 2BT**



**Offers Over £250,000**

**VIEWING**

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

**TENURE**

Freehold

- Substantial Family Home
- Four Bedrooms – Two with En-Suites
- Two Large Reception Rooms
- Large Dining Kitchen
- Rear Garden with Outbuildings
- Superb Location
- Within Walking Distance to Town Centre
- Utility Room
- **VIEWING HIGHLY RECOMMENDED!!!**

### **3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

#### **DIRECTIONS**

From our Mansfield office turn left onto Station Road following the road round to the left. At the traffic lights turn left onto St Peters Way staying in the right hand lane, continue through two sets of traffic lights then move into the right hand lane taking the right hand turning at the next set of traffic lights onto Bath Lane then the immediate left onto Watson Avenue and then left again onto Rufford Avenue where the property can be easily located by our 'For Sale' board.

**Unique opportunity to purchase in this sort after location. This imposing gentleman's residence occupies superb location and is a property that stands proud having a presence and history that makes it a truly unique property within Mansfield.**

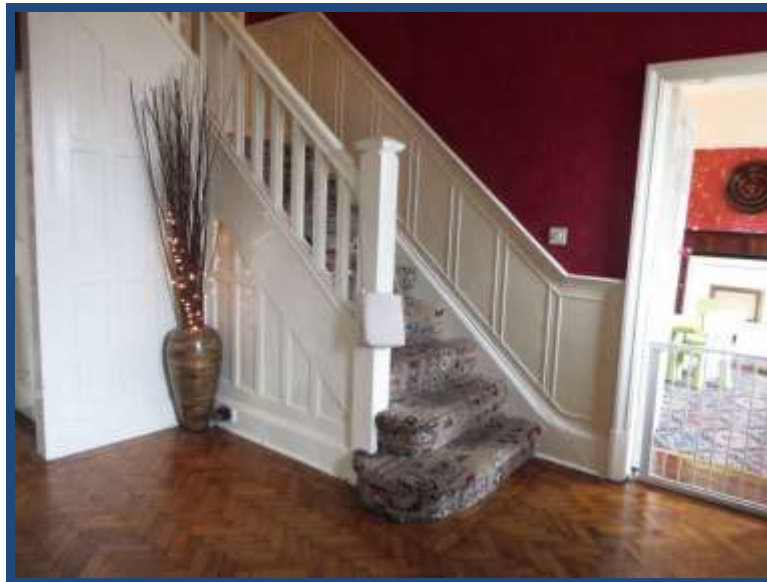
The property has a forecourt front garden, with the benefit of a dropped curb and off-street car parking.

#### **OPEN PORCHWAY**

Coach lamps to either side with front entrance door opening into:

#### **IMPRESSIVE HALLWAY**

The hallway and stairs to this part of the property is a particular feature of the property having ceiling light point, original plaster coving, windows above and to each side of the entrance door, 8inch skirtings with wooden panelling, radiator, access to understairs storage and oak parquet flooring.



### **3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

#### **DRAWING ROOM**

The original part of this room dates back to 1906, a particular feature of this room is the ornate and original plaster coving and ceiling moulding with Tudor rose and Scottish thistle influences. There is a bow window into the Hallway, a bay window to the front of the property and a recessed fireplace with windows to either side. This room benefits from three radiators, numerous power points, TV aerial point and boasts 8inch skirtings and stripped wooden flooring.



#### **SITTING ROOM**

With ceiling light point, original plaster coving, wall mouldings, deep skirtings, leaded bay window to the front, radiator, carpet well with parquet floor surround and feature fireplace.



### **3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

#### **SNUG**

Ceiling spotlights, window and door to opening to the rear garden, radiator, power points, telephone point and tiled floor.



#### **L-SHAPED FARM HOUSE STYLE KITCHEN**

A range of wall and base units in oak with roll top work surfaces, built in double oven, built in hob, built in microwave, built in dishwasher, built in fridge, built in freezer, 1 ½ bowl single drainer sink with mixer taps, ceiling spotlights, French windows and doors opening onto and overlooking the rear garden and ceramic tiled floor.



### **3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

#### **REAR LOBBY**

With ceiling light point and storage cupboards housing boiler.

#### **UTILITY ROOM**

Ceiling spotlights, fitted cupboards and shelves, single drainer stainless steel sink with mixer taps, space and plumbing for washing machine, space and plumbing for dryer, pedestal wash hand basin, close coupled W.C, opaque window to the side, radiator and ceramic tiled floor.



#### **HALLWAY, STAIRS & LANDING**

This grand balustraded landing has wooden panelling, ceiling light point, coved ceiling, coloured glazed ceiling window with light above and radiator. The first landing gives access to the bathroom and bedroom two with further steps leading to a second landing giving access to the master bedroom along with bedroom three and four.



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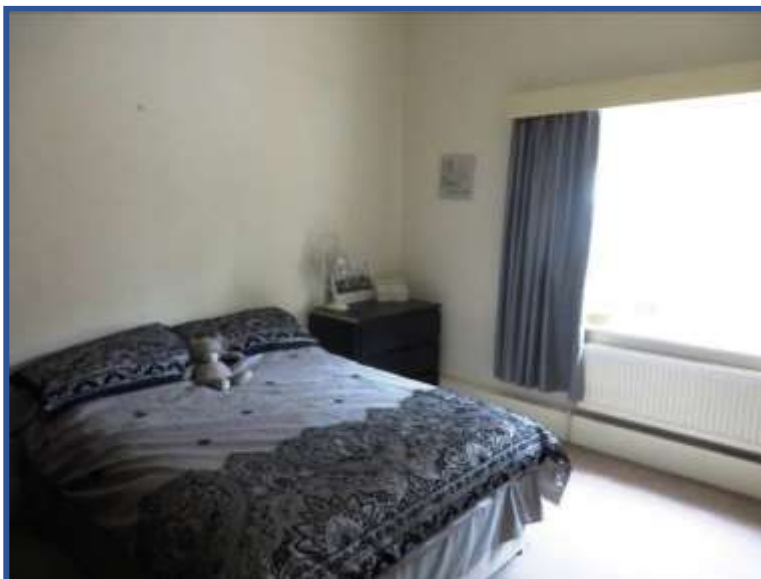
**BATHROOM**

Ceiling light point, panelled bath with shower screen and shower over, two opaque windows to the rear, wall mounted wash hand basin and close coupled W.C.



**BEDROOM TWO**

Ceiling light point, deep skirtings, bow window to the rear, radiator and numerous power points.



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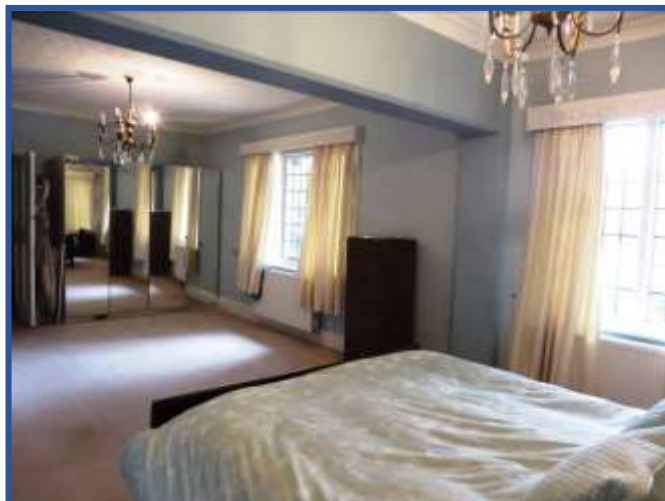
**EN-SUITE SHOWER ROOM**

Comprising W.C, wash and basin with tiled splash back, and shower cubicle with opaque window to the rear.



**MASTER SUITE**

This splendid room is a fantastic master suite with plenty of space for a king-sized bed, bedroom furniture and dressing area and is a great place to relax and unwind at the end of the day. There are two leaded windows to the front, two windows to the side, two ceiling light points, radiators, coved ceiling and deep skirtings.



**3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

**EN SUITE BATHROOM**

A superb sized ensuite with ceiling light point, coved ceiling, deep skirtings, bow window to the side, radiator, wash hand basin set into vanity unit, low flush W.C. and panelled bath with tiled surround.



**BEDROOM THREE**

Ceiling light point, original deep plaster coving, leaded window to the front, cast iron fireplace and radiator.





**3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

**BEDROOM FOUR**

Ceiling light point, coved ceiling, leaded window to the front and radiator.



**OUTSIDE**

Good sized rear garden having useful outbuildings and pathway to the side leading to Rufford Avenue. Includes terraced areas, various raised borders, a variety of planting, outside W.C and an outside brick store.



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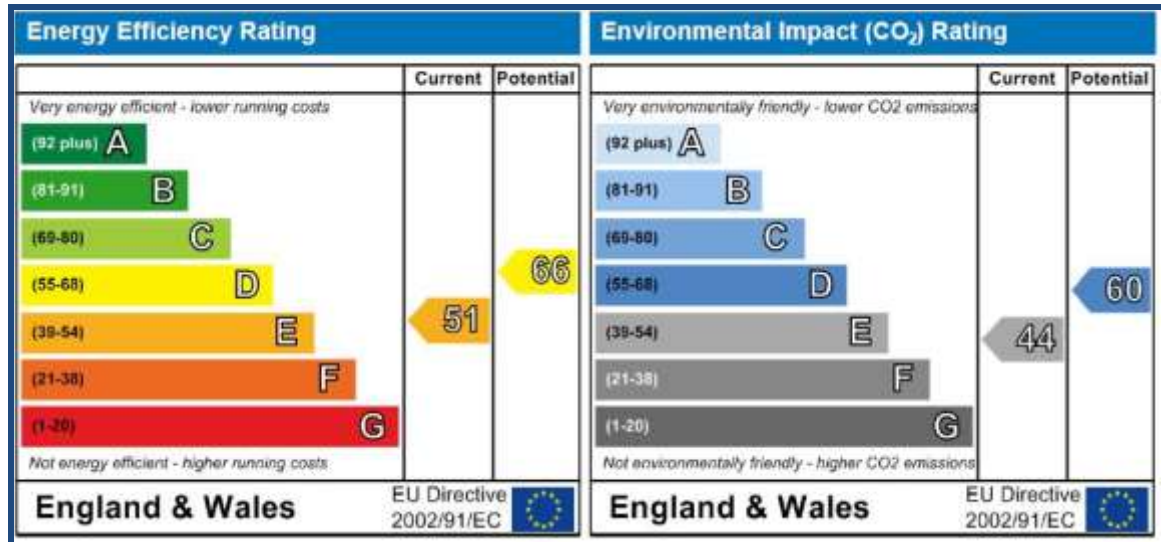
**ADDITIONAL INFORMATION**

Local Council - Mansfield District Council  
Council Tax Band - D

Secondary School - The Brunts Academy

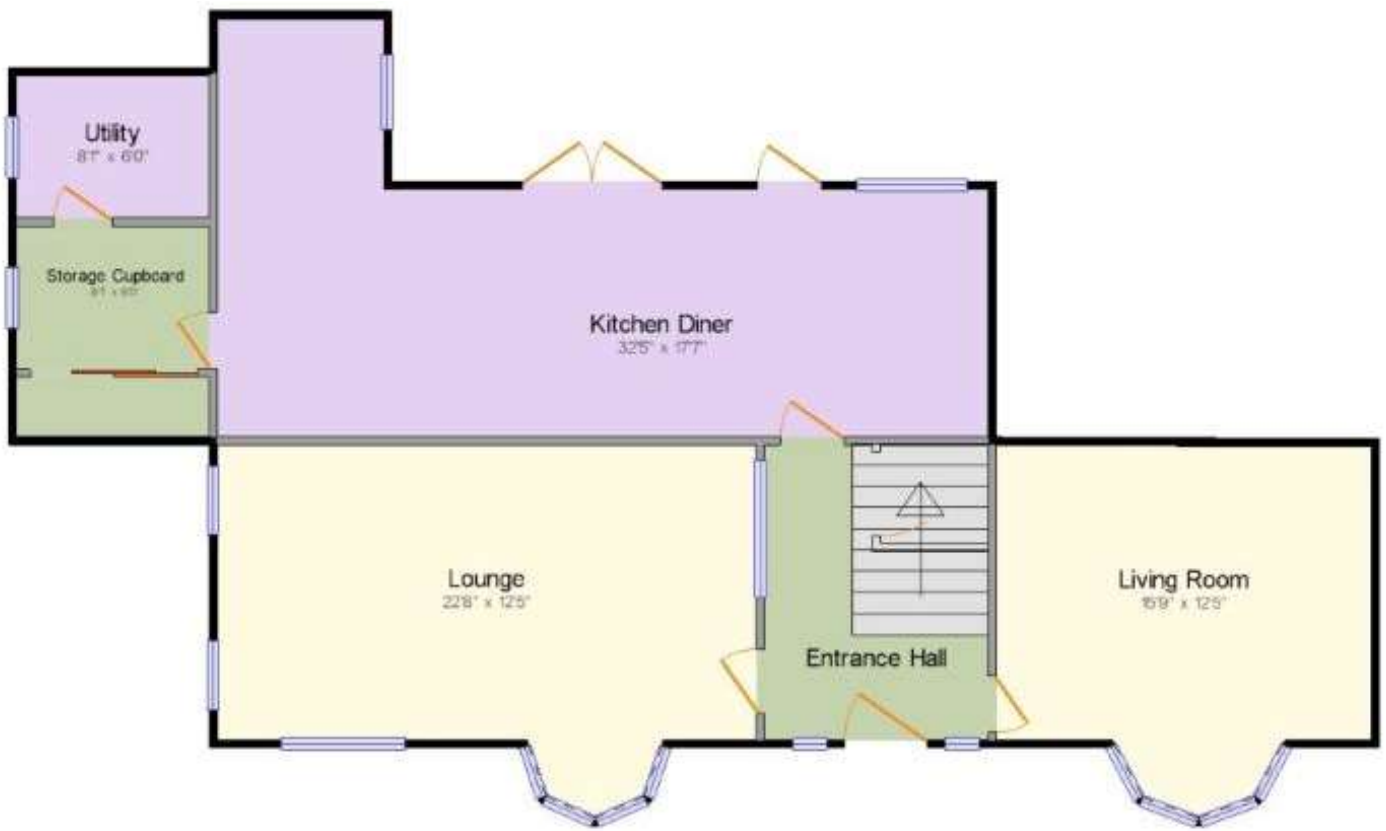
Stamp Duty on Asking Price - £2,500.00 (this may change if you already own another property or are a first-time buyer)

**ENERGY PERFORMANCE RATING**



**3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

**FLOOR PLANS**



**Ground Floor**



**1st Floor**

## **3 RUFFORD AVENUE, MANSFIELD, NOTTINGHAM**

### **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.