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need2view
property services
Sales & Lettings

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**5 KING STREET
TIBSHELF
DERBYSHIRE
DE55 5PU**



£80,000

VIEWING

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

TENURE

Freehold

- Semi-Detached
- Extensively Refurbished Throughout
- New Kitchen
- New Bathroom
- New Central Heating System and Boiler
- Enclosed Rear Garden
- Popular Village Location
- Close to Local Shops & Schools

DIRECTIONS

From our office in Mansfield continue onto Quaker Way, which turns slightly to the right and becomes St. John Street. At the traffic lights turn left onto St. Peter's Way, then turn left again onto Wood Street. At the end of the road turn left onto Rosemary Street and at the traffic lights at the bowling alley turn right onto Stockwell Gate. At the traffic lights at the Sir John Cockle public house, turn right onto Skegby Lane. Continue along the road for five miles. At the roundabout at the White Hart public house, take the first exit onto High Street. Take the second right turning onto Addison Street and then the first right turning onto King Street, where the property is on the right.

This semi-detached property has been extensively refurbished both internally and externally with new windows, plaster work, skirting boards, door architraves, doors and door furniture, central heating system and boiler, new kitchen, new bathroom, floorings and decoration with all new fencing enclosing the rear garden. There is no upward chain and the property is ready to move straight into making it an excellent first time buy or buy-to-let investment.

Front entrance door leading to tiled front entrance porch housing the combination boiler.

Doorway to:

LOUNGE

11'9" max x 12'6" With UPVC double glazed window to the front, power points, television aerial point, ceiling light point and radiator.



5 KING STREET, TIBSHELF

Doorway to:

KITCHEN

12' max x 7'6" Fitted with a range of wall and base units with co-ordinating roll top work surfaces and tiled splashbacks, stainless steel sink with mixer tap and integrated oven and hob. With space and plumbing for washing machine, power points, ceiling light point and door to rear garden.



FIRST FLOOR LANDING

With access to insulated roof space and ceiling light point.

BEDROOM ONE

11'9" max x 8' UPVC double glazed window to the front, radiator, power points and ceiling light point.



5 KING STREET, TIBSHELF

BEDROOM TWO

UPVC double glazed window to the rear, radiator, power points and ceiling light point.



BATHROOM

Fitted with a three-piece white suite comprising panelled bath, close coupled W.C. and pedestal wash hand basin. With wall tiling and ceiling light point.



OUTSIDE

To the rear of the property there is a good-sized garden which has been fully enclosed with brand-new fencing.

5 KING STREET, TIBSHELF

ADDITIONAL INFORMATION

Local Council – Bolsover District Council

Council Tax Band – A

Infant School – Tibshelf Infant and Nursery School

Junior School – Town End Junior School

Secondary School – Tibshelf Community School

Stamp Duty on Asking Price – Nil (this will change if you already own another property)

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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 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 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.