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**7 GOLDFINCH CLOSE
MANSFIELD
NOTTINGHAMSHIRE
NG18 2QT**



£204,950

VIEWING

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

TENURE

Freehold

- Well-Presented & Maintained
- Spacious Family Home
- Large Dining Kitchen
- Utility Room & Downstairs W.C
- Four Good-Sized Bedrooms
- Quiet Cul-De-Sac Location
- Driveway & Integral Garage
- Good Sized Rear Garden

7 GOLDFINCH CLOSE, MANSFIELD, NOTTINGHAMSHIRE

DIRECTIONS

From our Mansfield office turn left onto station Road following the Road around to the left. At the traffic lights turn left onto St Peters Way staying in the left-hand lane until passing through the first set of traffic lights, move into the right hand lane turning right at the second set of traffic lights onto Ratcliffe Gate continuing onto Rock Hill. At the traffic lights turn left onto Carter Lane/ B6030 going straight over at the next set of traffic lights onto Little Carter Lane. The road continues into Sherwood Hall Road where you should turn right onto Linnet Drive and then finally onto Goldfinch Close where the property can be easily located by our 'For Sale' board.

Could this be your families next move? This detached property is situated on a quiet cul-de-sac with easy access into Mansfield Town Centre. This property has been lovingly looked after by the current owners and could be the perfect home for you and your growing family. Benefiting from a modern dining kitchen, bright and airy lounge and four well-proportioned bedrooms. On a good size plot with an attractive rear garden, double width driveway and integral garage. This home is priced to sell, so book your viewing today!

To the front of the property there is a spacious driveway providing off street parking for multiple vehicles with a small landscaped garden area to the side. The driveway leads to the integral garage and to canopied porch.

ENTRANCE HALL

With ceiling light point, radiator and stairs to first floor landing

Doorway into:

LOUNGE

16'6" x 12'9" This bright and airy living space has a lovely box bay window to the front and a modern centralised feature fireplace with surround. There are wall light points, ceiling light point, ceiling coving, numerous power points, TV aerial point and radiator.



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DINING KITCHEN

16' x 11'6" Fitted with a range of wall and base units with glossed work surfaces providing plenty of storage and preparation space. There is a circular stainless-steel sink and drainer, gas hob with extractor fan over, electric double oven and grill and space for fridge/freezer. There are numerous power points, ceiling light point, coved ceiling, laminate flooring and UPVC double glazed window to the rear. The dining area has plenty of space for a large table making this area the hub of the home. What's more there is the benefit of patio doors onto the rear garden allowing you to extend the living space into the outside during the summer months.



UTILITY ROOM

A great additional space off the kitchen the utility room has a range of wall and base units, single drainer stainless steel sink, space and plumbing for washing machine, space and plumbing for dishwasher and wall mounted boiler. There is a window to the rear and UPVC double glazed door opening into the garage.



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DOWNSTAIRS W.C.

Fitted with a sleek white suite comprising of W.C and pedestal wash hand basin set into vanity unit. There is a towel rail radiator and UPVC double glazed opaque window to the rear.



BEDROOM ONE

16' max x 9'4" This is a lovely room with benefiting from two windows to the front and built in wardrobes providing ample storage. There are numerous power points, ceiling light point and radiator.



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BEDROOM TWO

13'6" x 8' With UPVC double glazed window to the front this is another generous double with plenty of space for bedroom furniture. There are numerous power points, ceiling light point, radiator and TV aerial point.



BEDROOM THREE

9'2" x 9'9" A bright and airy double room with UPVC double glazed window to the rear, ceiling light point, numerous power points and radiator.



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BEDROOM FOUR

8'10" x 6'9" A good sized fourth bedroom with UPVC double glazed window to the rear, ceiling light point, numerous power points, TV aerial point and radiator.



BATHROOM

Fitted with a modern white three-piece suite comprising of p-shaped bath with shower over, low level W.C and pedestal wash hand basin. Part tiled walls, floor tiles and UPVC double glazed opaque window to the rear.



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OUTSIDE

A lovely garden in the summer the rear is substantially laid to lawn with the benefit of a patio area ideal for outside dining. With established borders and surrounded by a mixture of fencing and hedging.



GARAGE

Having up and over door, light and power.

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ADDITIONAL INFORMATION

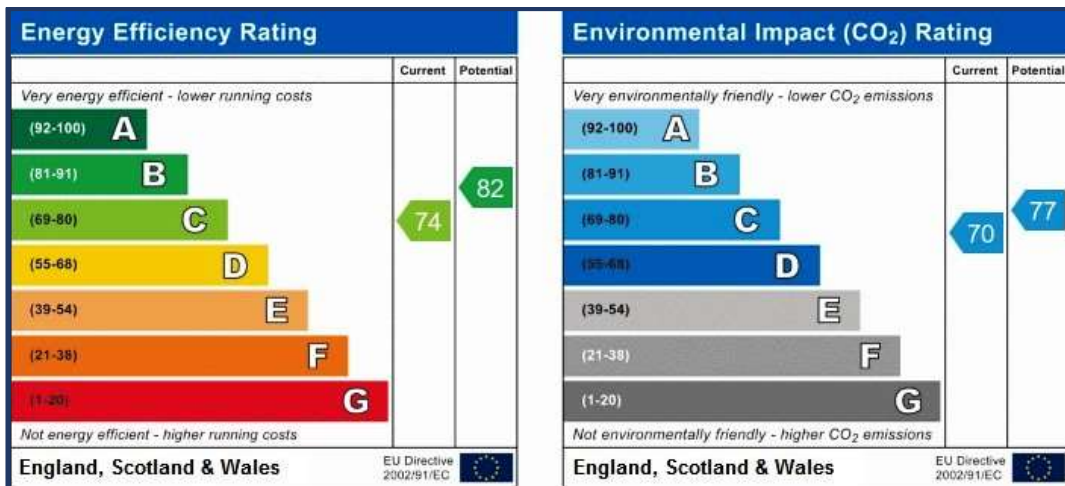
Local Authority – Mansfield District Council
Council Tax Band – C

Stamp Duty on Asking Price – Nil (N.B if the purchase of this property will result in you owning two or more properties stamp duty will be £6,148.00)

Primary School – Abbey Primary School
Secondary School – Samworth Church Academy

This property is being sold as part of the Barratt Homes part exchange program. There is in anticipated legal completion date of September 2020. Please note that following an offer being agreed a purchaser would be expected to exchange contracts within a maximum of 28 days from the date of reservation.

ENERGY PERFORMANCE RATING



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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 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.