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**NO
CHAIN**

104 RUFFORD AVENUE

RAINWORTH

MANSFIELD

NG21 0LB



Price on Application

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

TENURE

Freehold

- Semi-Detached Property
- Four Bedrooms
- Spacious Lounge
- Modern Kitchen
- Ground Floor W.C.
- Family Bathroom
- Large Corner Plot
- Gardens To Front & Rear
- Double Glazing
- Gas Central Heating

104 RUFFORD AVENUE, RAINWORTH, MANSFIELD

This semi-detached property has four good sized bedrooms. There is a modern fitted kitchen, spacious lounge, family bathroom as well as a ground floor W.C. There are gardens to the front, side and rear that are enclosed by fencing and include lawn and patio areas.

There is gated access to the front garden which is enclosed by fencing and has a pathway running through to the rear.



There is a canopy over double glazed entrance door into:

HALLWAY

With radiator, under stairs storage space and ceiling light point.

GROUND FLOOR W.C.

Having double glazed opaque window to the side, radiator, close coupled W.C. and ceiling light point.



104 RUFFORD AVENUE, RAINWORTH, MANSFIELD

LOUNGE

20' x 11' 6" With double glazed windows to both front and rear elevations, two thermostatically controlled radiators, T.V. aerial point, ceiling coving, power points and ceiling light points.



DINING KITCHEN

12' 6" x 10' 6" Having a range of wall and base units in maple with electric hob and oven, stainless steel single drainer sink, space and plumbing for washing machine, space for fridge freezer, double glazed window to the rear, double glazed door to the side, ceiling light point and ceiling coving.



104 RUFFORD AVENUE, RAINWORTH, MANSFIELD

STAIRS TO FIRST FLOOR LANDING

With built in airing cupboard and access to insulated roof space.

BATHROOM

Having a three-piece white suite comprising bath with chrome mixer taps, close coupled W.C. and pedestal wash hand basin, thermostatically controlled radiator, double glazed opaque window to the rear, wall tiling and ceiling light point.



BEDROOM ONE

12' 10" max x 10' Having a built in cupboard, double glazed window to the front, thermostatically controlled radiator, power points and ceiling light points.



BEDROOM TWO

9' 6" x 11' excluding recess for wardrobe With double glazed window to the front, thermostatically controlled radiator, power points and ceiling light points.



BEDROOM THREE

9' x 8' 9" max Having a double glazed window to the rear, thermostatically controlled radiator, power points and ceiling light points.



BEDROOM FOUR

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



OUTSIDE

The front and side gardens are laid to lawn. There is a brick-built outbuilding to the rear, a lawn and patio areas.

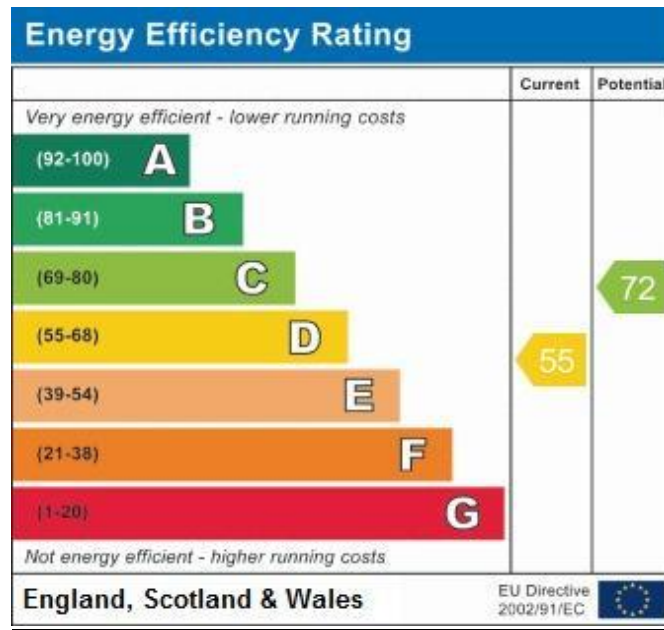


Adjacent to the side door to the kitchen there is a doorway which opens into:

BOILER ROOM/STORE

6' x 6' Houses the consumer unit, gas and electricity metres, combi boiler and ceiling light point.

ENERGY PERFORMANCE RATING



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Newark & Sherwood District Council

Stamp Duty On Asking Price: Nil (this may change if you are a first time buyer or you already own another 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 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.