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**32 SOUTH AVENUE**

**RAINWORTH**

**MANSFIELD**

**NG21 0JQ**



**£125,000**

**VIEWING**

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

**TENURE**

Freehold

- End Terrace Property
- Dining Kitchen
- Utility Room
- Downstairs W.C
- Three Bedrooms
- Popular Village Location
- UPVC Double Glazed
- Gas Central Heating
- Gardens to the Front & Rear

## 32 SOUTH AVENUE, RAINWORTH, NOTTINGHAMSHIRE

**This three-bedroom end terrace house is situated in the popular village of Rainworth which has a variety of local amenities and easy access to Mansfield Town Centre whilst being just a stone's throw away from the beautiful Nottinghamshire countryside. The property is well presented throughout making it a good family home. The property is situated on a good size plot with gardens to both the front and rear.**

The front garden is laid to lawn and has a pathway leading to the composite front entrance door opening into the:

### **HALLWAY**

With stairs to first floor landing.

### **LOUNGE**

**18'1" x 11'2"** A bright and spacious living room with UPVC double glazed windows to both the front and rear, wall mounted electric fire, ceiling power point, thermostatically controlled radiator, TV aerial and telephone point.



### **KITCHEN**

**12'6" x 9'2"** Fitted with a range of wall and base units with roll top work surfaces and coordinated splashback, built in electric oven/grill with separate four ring electric hob with stylish splash back and extractor above, stainless steel sink with chrome mixer tap, radiator, ceiling light point, UPVC double glazed window to the side and access to rear lobby with pantry, understairs storage cupboard and door opening onto the rear garden.



**W.C / UTILITY ROOM**

This space is a great addition to the property and incorporates a W.C with wash hand basin set into vanity unit, utility area with space and plumbing for both a washing machine and dryer and houses the combination boiler. There is a ceiling light point and UPVC double glazed window to the rear.

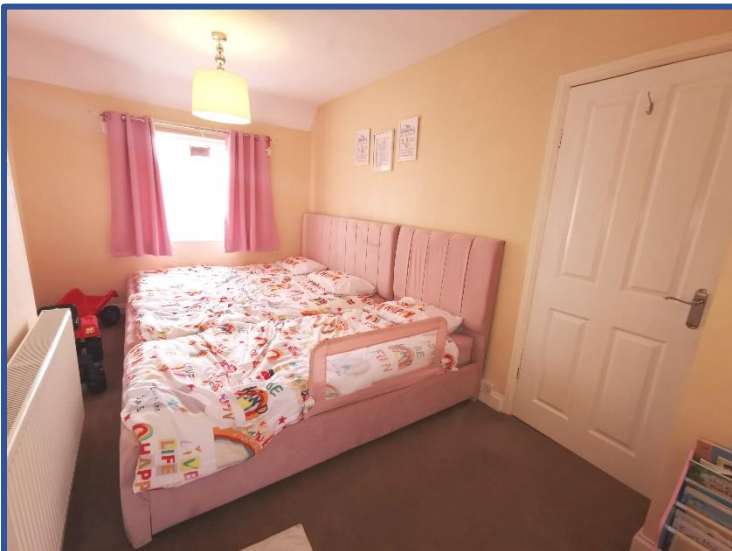


**FIRST FLOOR LANDING**

Which has a large UPVC double glazed window overlooking rear garden providing ample natural light coming into this area, thermostatically controlled radiator, roof space access, ceiling light point, double power point, and carpeted stairs and flooring.

**BEDROOM ONE**

18'1 x 9'2" A fantastic sized double with UPVC double-glazed windows to both the front and rear, thermostatically controlled radiator, power points, TV aerial point and two ceiling light points.



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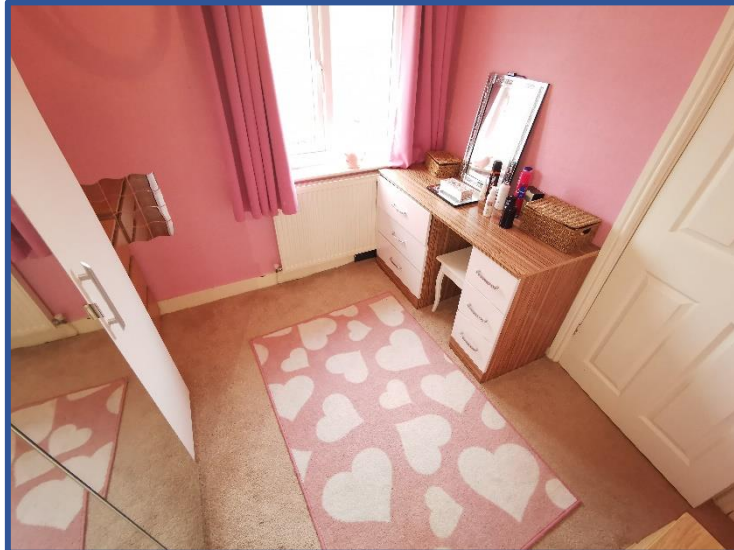
**BEDROOM TWO**

**11'2" x 9'6"** Another double with UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light point and power points.



**BEDROOM THREE**

**8'3" x 8'3"** UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point, and power points.



**32 SOUTH AVENUE, RAINWORTH, NOTTINGHAMSHIRE**

**FAMILY BATHROOM**

With three-piece suite comprising curved shower enclosure, close coupled W.C and a pedestal wash hand basin set into vanity unit. There is full wall tiling, UPVC double glazed opaque window to the rear and ceiling light point.



**OUTSIDE**

At the rear there is a good-sized lawn fully enclosed with a mixture of fencing and hedgerow, a large patio, hardstanding for garden shed, and a gated access to the front.



**ADDITIONAL INFORMATION**

**Council Tax Band: A**

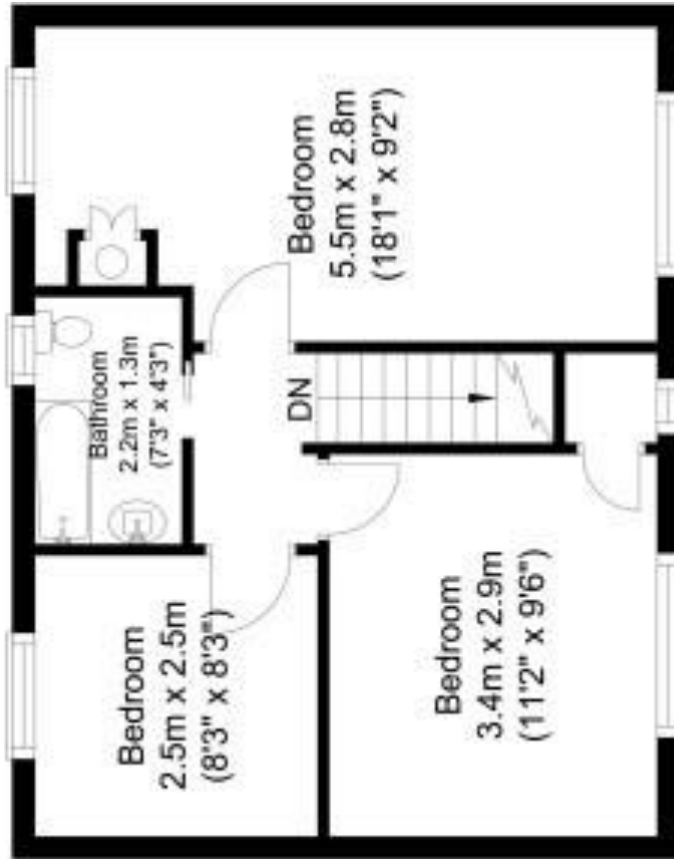
**Local Authority: Newark and Sherwood**

**Primary School: The Python Hill Academy**

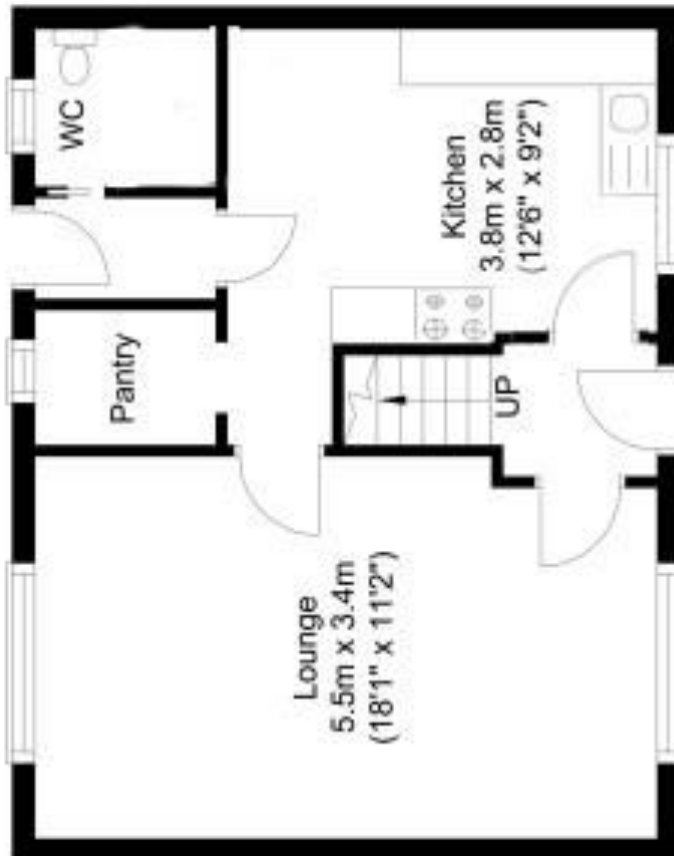
**Secondary School: The Joseph Whitaker School**

**Stamp Duty on Asking Price:** Currently Nil (This will vary if buying as a second home/investment property.)

FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

## **32 SOUTH AVENUE, RAINWORTH, NOTTINGHAMSHIRE**

### **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.