

16 albert street
mansfield
nottingham
NG18 1EB

need2view
property services
Sales & Lettings

tel: 01623 422000
fax: 01623 421068

www.need2view.co.uk
mansfield@need2view.co.uk

**54 CORNMILL ROAD
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 5LP**



GUIDE PRICE £176,250

VIEWING

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

TENURE

Freehold

- Link Detached Property
- Elegantly Decorated
- Modern Dining Kitchen
- Welcoming Lounge
- Four Double Bedrooms
- Two Bathrooms
- UPVC Double Glazed
- Gas Central Heating
- Attractive Rear Garden
- Allocated Parking Space

54 CORNMILL ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

This four-bedroom terrace house is located in the wonderful town of Sutton-in-Ashfield, which has a variety of local amenities and easy access to Mansfield Town Centre and down the street from King's Mill Hospital. The property is elegantly decorated throughout making it a perfect property to move right in. The property is situated on a good size plot with space to the rear and an allocated parking space.

The front is surrounded by attractive wrought iron fencing with gate opening to pathway with pebbled borders leading to the front entrance door opening into the:

ENTRANCE HALLWAY

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

LARGE LOUNGE

14' 10" x 11' 9" A bright and spacious living room with three panel UPVC double glazed window to the front, under stairs storage, ceiling light point, thermostatically controlled radiator, TV aerial and telephone point.



54 CORNMILL ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

W.C

With close-coupled W.C and a pedestal wash hand basin. UPVC double-glazed opaque window to the side and ceiling light point.

DINING AREA

12' 6" x 8' 9" A good-sized space with a thematically controlled radiator, ceiling light point, power points, and UPVC double glazed double patio doors opening onto the rear garden; perfect for outside dining.



KITCHEN

9' 1" x 7' 8" Fitted with a range of modern white gloss wall and base units with roll top work surfaces, built in electric oven/grill with separate four ring gas hob and stylish splash back with extractor above, 1 ½ composite sink with chrome mixer tap, ceiling spot lights, UPVC double glazed window to the rear space for washing machine and space for fridge freezer.



FIRST FLOOR LANDING

With thermostatically controlled radiator, ceiling light point, power point, UPVC double glazed window to the front, radiator and stairs to the second floor.



BEDROOM TWO

12' 3" x 9' 5" A large sized double with UPVC double-glazed windows to the rear, thermostatically controlled radiator, power points, TV aerial point, telephone point and ceiling light point.



BEDROOM THREE

9' 8" x 8' 4" With UPVC double-glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



54 CORNMILL ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

BEDROOM FOUR

8' 5" x 6' 1" With UPVC double-glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.

FAMILY BATHROOM

6' 7" x 5' 1" With three-piece suite comprising panelled bath, close-coupled W.C and a pedestal wash hand basin with part wall tiling and ceiling light point.

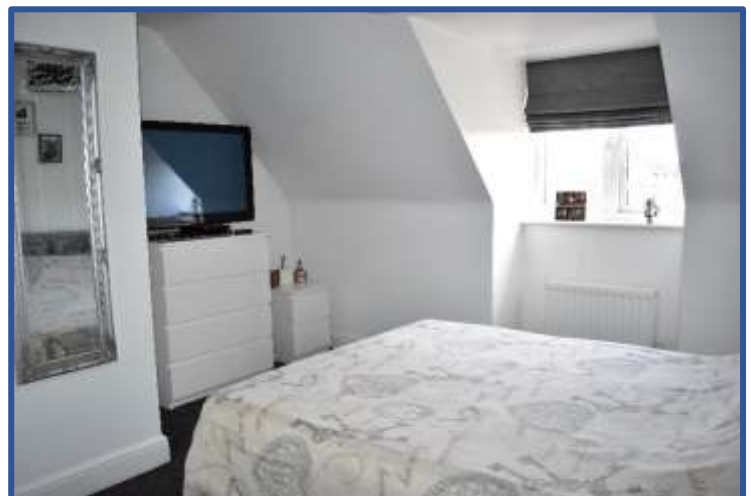


SECOND FLOOR LANDING

With thermostatically controlled radiator, ceiling light point, power point and storage cupboard.

MASTER BEDROOM

14' 8" x 12' 4" A fantastic master suite with UPVC double-glazed windows to the front, thermostatically controlled radiator, power points, TV aerial point, telephone point, ceiling light point, storage cupboard and en-suite.



54 CORNMILL ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

EN-SUITE

9' 1" x 4' 10" With three-piece suite comprising shower enclosure, close-coupled W.C and a pedestal wash hand basin with tiled back splash, UPVC double-glazed opaque window to the rear and ceiling light point.



OUTSIDE

The rear garden is fully enclosed with fencing and offers an attractive decking area with pebbled borders and a low maintenance lawn area. There is a path leading to the front of the property.



54 CORNMILL ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

ADDITIONAL INFORMATION

Council Tax Band: C

Local Authority: Ashfield District Council

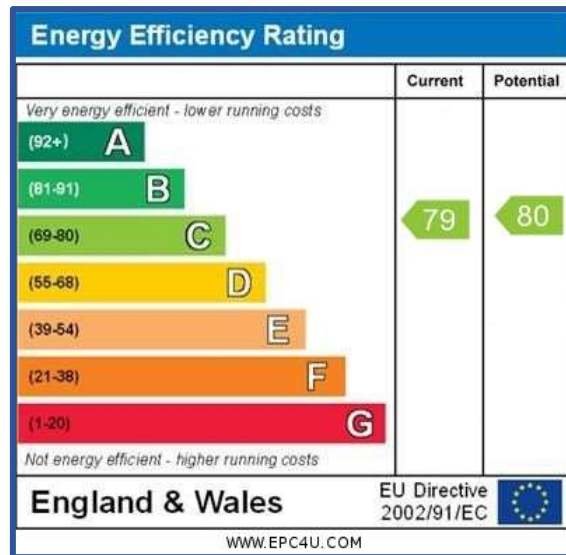
Primary School: Croft Primary School

Secondary School: Ashfield School

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

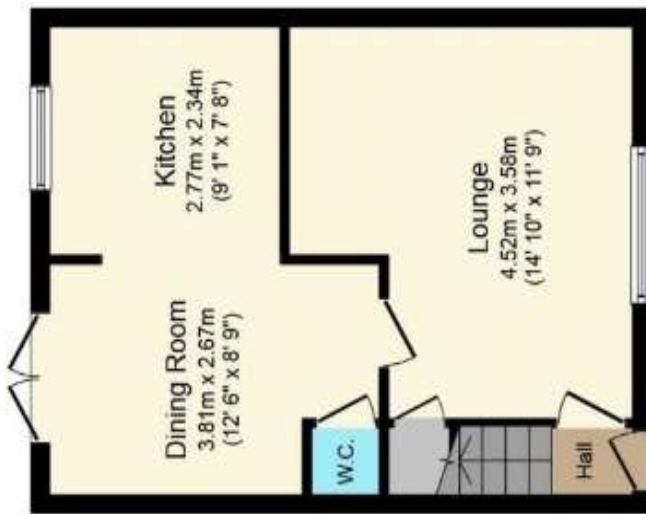
This property is being sold under the Harron Homes Part Exchange scheme.

ENERGY PERFORMANCE RATING

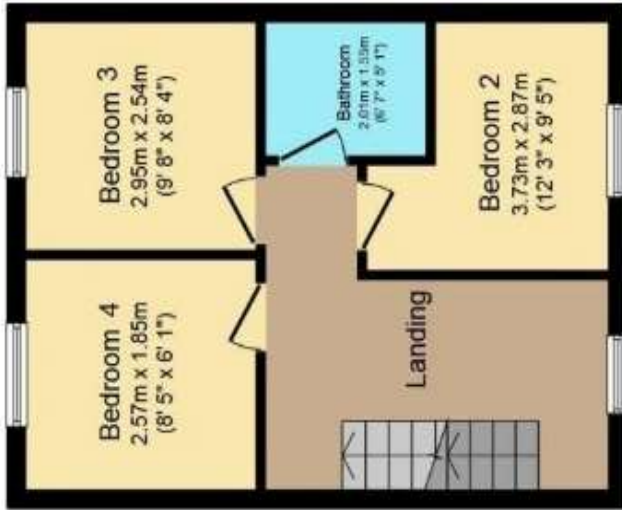


54 CORNMILL ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

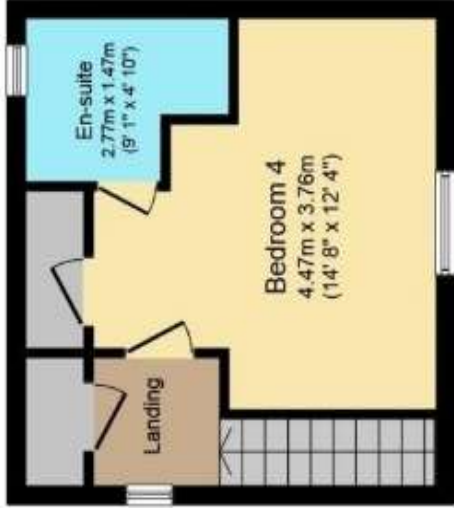
FLOOR PLAN



Ground Floor



First Floor



Second Floor

Total floor area 98.4 sq. m. (1,059 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

54 CORNMILL ROAD, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE

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.