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**5 CHEYNE DRIVE
BILSTHORPE
NOTTINGHAMSHIRE
NG22 8SB**



PRICE GUIDE £240,000 - £250,000

VIEWING

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

TENURE

Freehold

- Semi Detached Bungalow
- 3/4 Bedrooms
- Large Dining Kitchen
- Two Bathrooms
- Driveway and Garage
- Front and Rear Gardens
- Popular Location

5 CHEYNE DRIVE, BILSTHORPE, NOTTINGHAMSHIRE

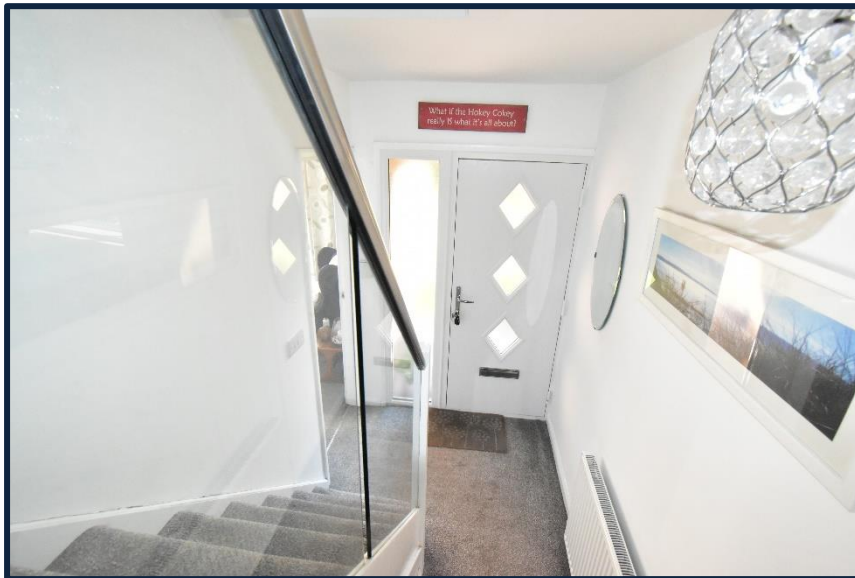
This beautifully presented 3/4 bedroom semi detached bungalow is located on a quiet street in a much sought after area.

The property is well presented and to the ground floor offers a large dining kitchen, lounge, downstairs shower room, one bedroom and a dining room that could also be used as another bedroom if required. To the first floor there is another two bedrooms and a bathroom.

Entrance door into:

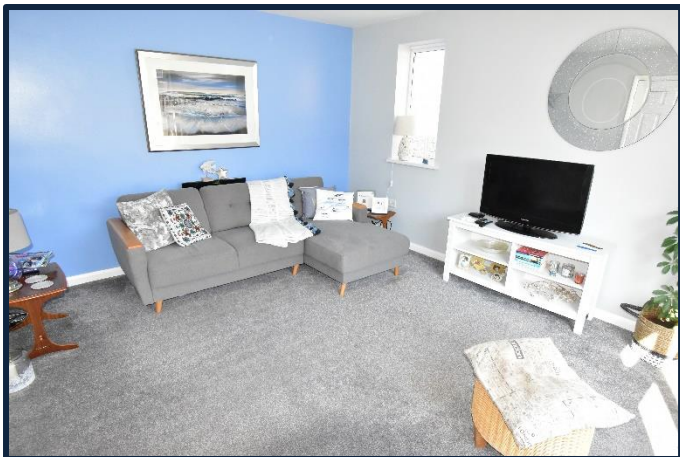
HALLWAY

With access to the downstairs rooms, stairs to the first floor landing, radiator and ceiling light point.



LIVING ROOM

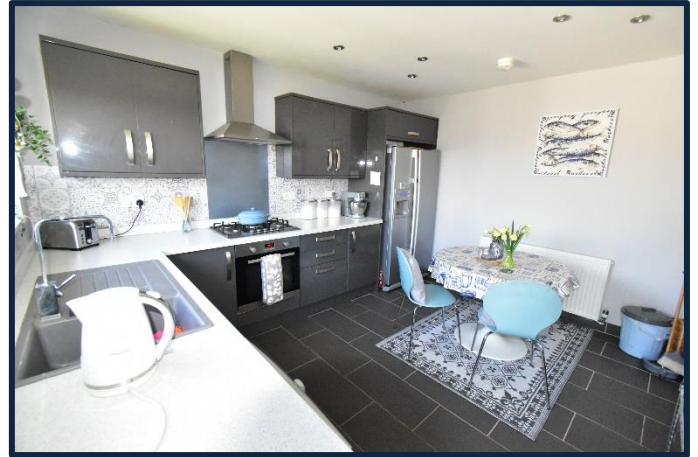
With window to the front, radiator, power and ceiling light points.



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KITCHEN/DINING ROOM

With a range of wall and base units in a grey finish with coordinating work surfaces, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, part tiled walls, space and plumbing for a washing machine, space and plumbing for a fridge freezer, window to the rear, door to the rear, radiator, power points and ceiling spotlights.



DINING ROOM/BEDROOM

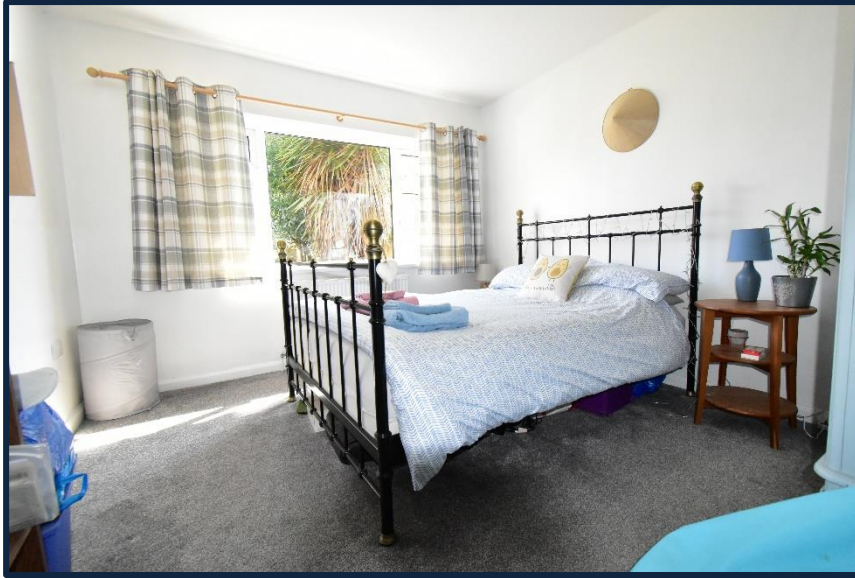
Currently used as a dining room but can easily be used as another downstairs bedroom, with window to the rear, radiator, power and ceiling light points.



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BEDROOM TWO

With window to the front, radiator, power and ceiling light points.



GROUND FLOOR SHOWER ROOM

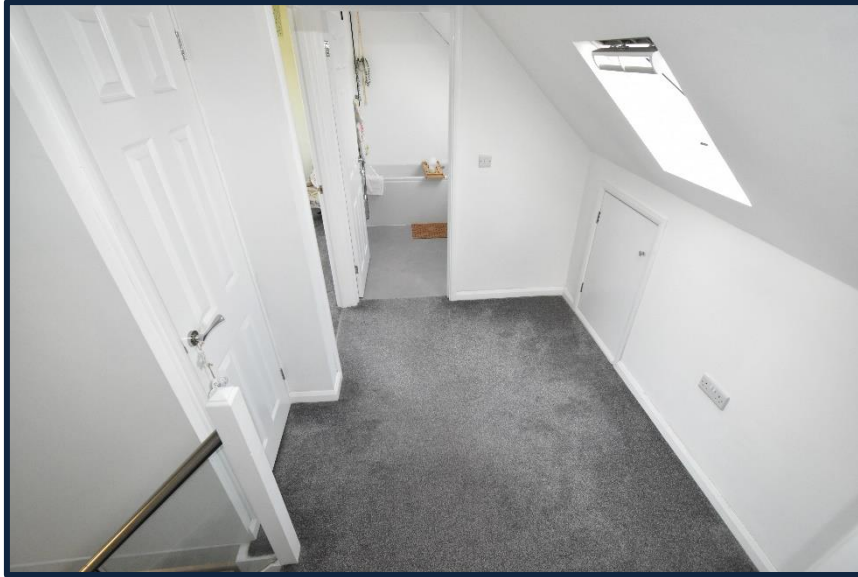
With a window to the rear, fitted with a white three piece suite comprising of a W.C., wash hand basin and shower cubicle, chrome towel radiator, part tiled walls and ceiling spotlight.



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FIRST FLOOR LANDING

With access to two further bedrooms and another bathroom, power points and ceiling spotlights.



BEDROOM ONE

With window to the side, radiator, power and ceiling light points.



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BEDROOM THREE

With window to the front, radiator, power and ceiling light points.



BATHROOM

With a Velux window to the rear, fitted with a white three piece suite comprising of a W.C., wash hand basin and a bath, chrome towel radiator and ceiling spotlights.



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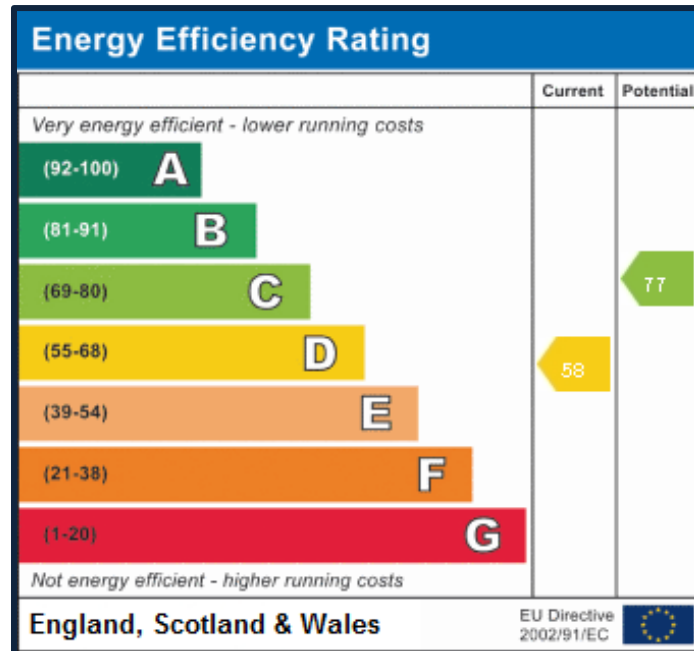
GARDEN

To the rear of the property there is a good sized, easily maintained garden laid to lawn, fully enclosed with fences.



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EPC



ADDITIONAL INFORMATION

Council Tax Band: B

Local Authority: Newark and Sherwood District Council

Local Primary School: Crompton View Primary School

Local Secondary School: Bilsthorpe Flying High Academy

Stamp Duty on Asking Price: £2300 – £2500 (This will vary if buying as a second home/investment 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 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 client's investment.