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need2view
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Sales & Lettings

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**6 BRANSDALE HEIGHTS
FOREST TOWN
MANSFIELD
NOTTINGHAMSHIRE
NG19 0RU**



£450,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Large Detached Modern Bungalow
- Four Bedrooms
- Private Garden
- South Facing
- CCTV
- Level Plot
- Large Garage
- Viewing Highly Recommended!

6 BRANSDALE HEIGHTS, FOREST TOWN, MANSFIELD

The Forever Home! Need2View are delighted to bring you this stunning four bedroom detached bungalow constructed and maintained to a high standard with quality fixtures and fittings situated on a private road in a popular area of Mansfield close to schools and amenities.

This property offers a spacious living room, dining kitchen, utility room, Four good sized bedrooms (a master with ensuite) and Family bathroom. This beautifully presented property has a private and secure garden. While also benefiting from CCTV and security alarm with underfloor heating throughout and Virgin media internet and landline connection.

Entrance door into:

HALLWAY

With access to all rooms, underfloor heating, luxury grey laminate, ceiling spot light points and power points.



LOUNGE

16'7" x 12'8" With UPVC doubled glazed patio doors into the rear garden, luxury grey laminate, roof light window with electric blind TV socket, underfloor heating, ceiling spot light and power points



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KITCHEN/DINER

20'7" x 12'8" With fully fitted kitchen with integrated fridge/freezer, integrated oven and induction hob with extractor, underfloor heating, luxury grey laminate, UPVC double glazed patio doors providing access into garden, roof light window with electric blinds, power points and ceiling spot lights



UTILITY ROOM

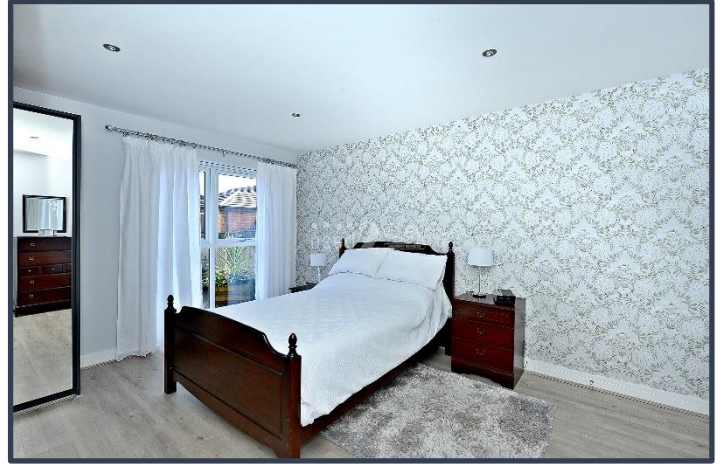
9'0" x 7'5" With access door to side, luxury grey laminate flooring, wash basin, space for both a washing machine and dryer, additional pantry space, power and ceiling spot lights.



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MASTER BEDROOM

14'4" x 11'8" With UPVC double glazed windows to the rear, underfloor heating, luxury grey laminate, TV socket, access to ensuite, power points and ceiling spot lights



EN SUITE

9'7" x 3'10" Fully tiled throughout, White three piece suite with wash hand basin, vanity mirror with light, W.C. and double shower cubicle, UPVC double glazed window, radiator and ceiling light point.



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BEDROOM TWO

13'9" x 10'7" With UPVC double glazed window to the side and roof light window with electric blind, underfloor heating, luxury grey laminate, TV socket, power points and ceiling spot lights.



BEDROOM THREE

13'9" x 10'7" With UPVC double glazed window to the rear, grey carpet, underfloor heating, TV socket, power points and ceiling spot lights.



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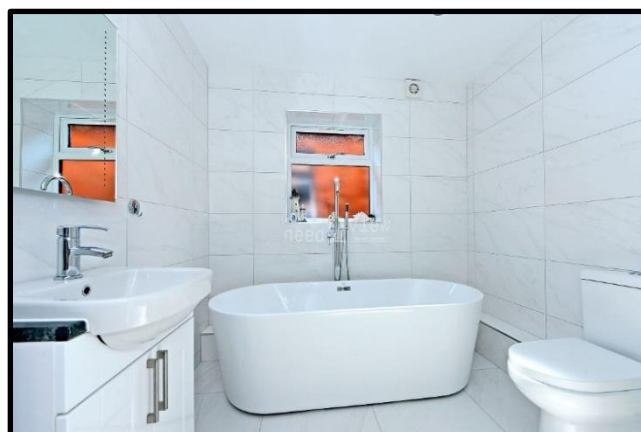
BEDROOM FOUR

11'11" x 7'7" With UPVC double glazed window to the rear, underfloor heating, luxury grey laminate, TV socket, power and ceiling spot lights point.



BATHROOM

8'7" x 7'9" With four piece suite comprising of a wash hand basin built into vanity unit, W.C, free standing bath and separate shower cubicle, UPVC double glazed opaque window to the rear, chrome towel rail radiator and ceiling light point.



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GARAGE

17'6" x 13'9" With wide electric garage door measuring at 8"10', hot and cold water taps, power and light.

OUTSIDE

Beautifully presented rear garden which is private and south facing, perfect for those sunny days. Lawn with patio space and well stocked borders.



ADDITIONAL INFORMATION

Local Council – Mansfield District Council

Council Tax Band – E

Primary School – Cresnet Primary and Heatherley Primary Schools

Secondary School – The Brunts Academy, Samworth Church Academy

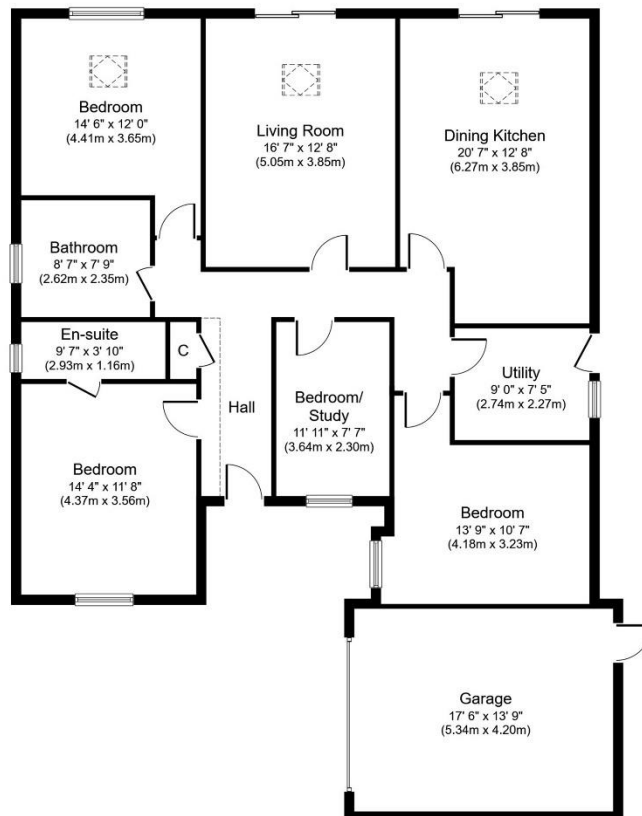
Stamp Duty on Asking Price: £10,000 (Additional costs may apply if being purchased as a second property)

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EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Approximate Floor Area
1,620 sq. ft.
(150.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 marketplace.

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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.