

FOR SALE



Sandringham Road Mansfield Woodhouse

3 Bedrooms, 1 Bathroom, Detached House

Asking Price Of £240,000



- Breakfast Kitchen
- Lounge
- Dining Room
- Downstairs Cloakroom
- Family Bathroom
- Two Double Bedrooms
- Good Sized Garden
- Council Tax Band = C

ENTRANCE Having a front entrance door and radiator

LOUNGE 15' 10" x 13' 11" (4.83m x 4.25m) Having two radiators, gas fire and surround, stairs off to the first floor, double glazed window to the front elevation and archway leading to :

CLOAKROOM Having a low flush wc, wash basin with vanity unit , radiator and double glazed window to the front elevation.

DINING ROOM 7' 8" x 9' 7" (2.34m x 2.93m) Having a radiator and french doors leading to the rear garden.

BREAKFAST KITCHEN 16' 4" x 9' 11" max (4.99m x 3.04m) Having a range of wall, drawer and base units with built in oven and gas hob with extractor over, Integrated fridge freezer and Dishwasher, breakfast bar, radiator, storage cupboard, double glazed window to the rear elevation and entrance door.

LANDING Having radiator, storage cupboard, loft access and double glazed window to the side elevation.

BEDROOM 1 9' 6" x 11' 0"(up to wardrobes) (2.90m x 3.37 m) Having built in wardrobes with sliding doors, radiator and double glazed window to the front elevation.

BEDROOM 2 9' 4" (up tp wardrobes) x 9' 6" (max) (2.87m x 2.91m) Having built in wardrobes with sliding doors, radiator and double glazed window to the rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



elevation.

BATHROOM Having a low flush wc and wash basin with vanity unit, panelled bath with shower over, radiator and double glazed window to the rear elevation.

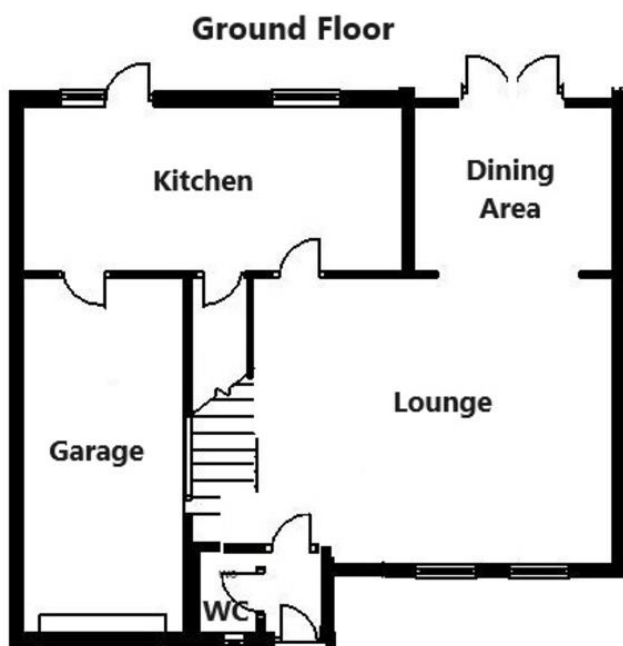
OUTSIDE To the front of the property there is a driveway leading to the garage and side gated access to the enclosed rear garden which has a good sized patio area and lawn with shed.

DISCLAIMER Whilst we endeavour to make our sales details 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. All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. It is believed that this property is Freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor. Our team of qualified Financial Consultants can provide

you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.





Sandringham Road Mansfield



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