



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
17-20	F
13-24	E
10-41	D
18-20	C
14-17	B
12 (max)	A
Very energy efficient - lower CO2 emissions	A
Other	Other
Environmental Impact (CO ₂) Rating	

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Energy Efficiency Rating	



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John Sankey
 Estate Agents

This plan and its measurements are for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using Floorplan.

Total area: approx. 64.5 sq. metres (694.1 sq. feet)



John Sankey

41 Garwick Close, Forest Town, Notts, NG19 0LU
 £175,000

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Garwick Close

Forest Town

Viewing is essential to appreciate this Detached Bungalow in a popular residential location close to an abundance of amenities including large local supermarket, bus routes, dentists, fast food restaurants and many more. The property benefits from being sold with NO ONWARD CHAIN and the accommodation benefits from a kitchen/diner with oven, hob, extractor fan, fridge and washing machine, dining area with archway leading into the light and airy living room. There are TWO BEDROOMS, the master with fitted wardrobes and cupboards, three piece shower room and storage cupboard. A great addition to this property is a rear conservatory overlooking the low maintenance rear garden. The driveway leads to the detached GARAGE and provides ample parking so don't delay and book a viewing today.

How to find the property

Leave Mansfield via the A60 Woodhouse Road and at the traffic lights at the four ways turn right onto Old Mill Lane, at the second mini roundabout turn left onto Sandlands Way, continue over two mini roundabouts and follow the road round to the right, then take the second right onto Holly Road and immediately left onto Garwick Close, then follow the road round to the right and the property is at the top of the cul-de-sac and can be identified by our for sale board.

Ground Floor



Dining Area

A composite door leading into the dining area with a uPVC window, opening to the kitchen and archway through to the living room and laminate flooring.

Kitchen

8'10" x 7'7"

Fitted with wall and base units, cupboards and drawers, complimentary work surface over, inset sink with a mixer tap above, ceramic hob, extractor fan, tiled walls, integrated oven and uPVC double glazed window to the side of the property.

Inner Hallway

5' x 2'10"

With doors leading to both bedrooms, shower room and storage cupboard.

Bedroom No. 1

12'4" x 9'10" maximum

Fitted with wardrobes, overhead cupboards, window looking into the conservatory, carpeted floor and central heating radiator.

Bedroom No. 2

9'2" x 8'9"

Having a laminate floor, central heating radiator, loft access with loft ladder, part boarded and with the combination boiler. There is also access to the conservatory.

Conservatory

14'7" x 7'6"

Which is part walled and part double glazed and overlooking the rear landscaped garden with french doors leading outside.

Living Room

16'3" maximum x 11'1"

Having a uPVC bow window to the front making this a light and airy room, laminate floor and radiator.

Shower Room

6'5" x 5'5"

Having a three piece suite comprising of an enclosed shower, low flush w.c., wash hand basin with vanity unit, tiled walls, central heating radiator and opaque window to the side of the property.

Outside

Approach

A driveway providing off street parking leading to gated access to the rear garden.

Garage

With an electric roller garage door.

Gardens Rear

The rear garden is landscaped, low maintenance with spacious patio seating area, mature plants and fully enclosed.

Additional Information

Tenure: Freehold

Mobile/Broadband Coverage Checker visit:

www.ofcom.org.uk then click mobile & broadband checker.

Council Tax Band: A

Standard construction

The combi boiler is in the loft and is approximately six years old.

NO CHAIN

There are solar panels on the roof leased from A Shade Greener for 25 years with approximately 15 years remaining.

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