



## 42 Westdale Road, Mansfield

£230,000 Freehold

INDIVIDUAL 2 BED DETACHED BUNGALOW • MUST BE VIEWED. EPC RATING: C • SPACIOUS LIVING/DINING ROOM • BUILT 2006 AND METICULOUSLY MAINTAINED • BRIGHT AND AIRY CONSERVATORY



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**John Sankey**











## Outside

Externally, the property boasts a deceptively spacious plot. A driveway to the front, accessed through double gates from a brick boundary wall, offers parking space. Additionally, there is a lawned side garden, included within the property sale, and a paved rear yard area. The rear yard features an outside tap and gates, providing convenient access to both the front and side of the property.

## Garage

The garage has been re-purposed (not to building regulations) as another room, which would ideally create a gym area or the possibility of a home office should you require. There is wooden flooring, power points and a UPVC double glazed door to the rear yard area.

## Additional Information

Tenure: Freehold

Council Tax Band: B

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

