



Price Guide £245,000

MANSFIELD ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AB

BuckleyBrown
ESTATE AGENTS

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





Entrance Hall

With carpeted flooring, stairs leading to the first floor and a window to side elevation. Doors provide access into;

Living Room 11'4" x 11'4"

Laid with wooden flooring, bay window to front elevation and a feature fireplace.

Kitchen 9'1" x 14'2"

Complete with a range of matching units with ample worktop space, with an inset sink and drainer. The kitchen has integrated appliances such as an eye level oven and benefits from space for your other appliances. Windows to rear elevation and a door to the side elevation, providing access to the rear garden.

Dining Room 11'7" x 14'2"

With carpeted flooring and a feature fireplace. Windows to front and rear elevation, as well as double doors leading through to the conservatory.

Conservatory 8'4" x 11'8"

With surrounding windows and doors to the rear elevation.

Landing

Doors provide access into;

Bedroom One 11'6" x 12'2"

With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Two 11'5" x 11'6"

With carpeted flooring, central heating radiator and a bay window to front elevation.



Bedroom Three 11'8" x 11'0"

With carpeted flooring, central heating radiator and window to rear elevation.

Bathroom 6'4" x 7'10"

Complete with a four piece suite including, a walk in shower, bath, low flush WC and hand wash basin.

Outside

To the rear you will find a well-maintained lawn with surrounding shrubbery and mature trees providing additional privacy. To the front of the property you will find a driveway creating ample off-road parking. The front of the property has an amazing kerb appeal with its mature trees, patio area and decorative shrubs. There is an additional piece of land adjacent to the property which is owned by the coal

authority but was previously rented by the former owners via a lease agreement. Please contact the office for further details.

Outside WC

Complete with a low flush WC for added convenience.

Garage

Accessible from the front elevation, providing handy storage.

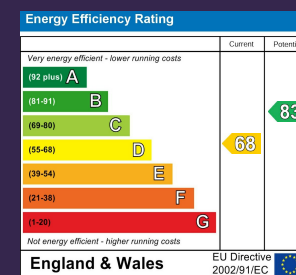




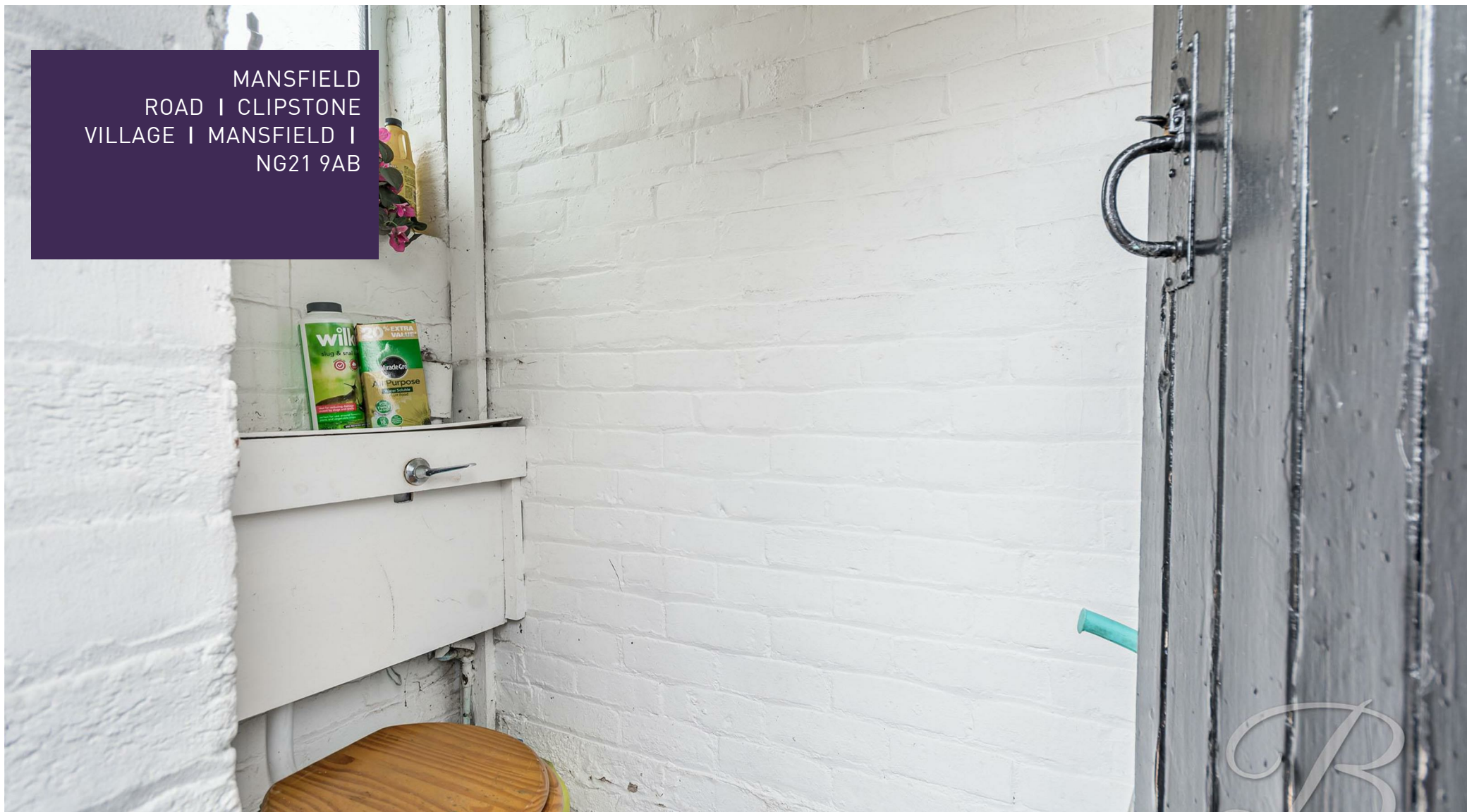
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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