

# HoldenCopley

PREPARE TO BE MOVED

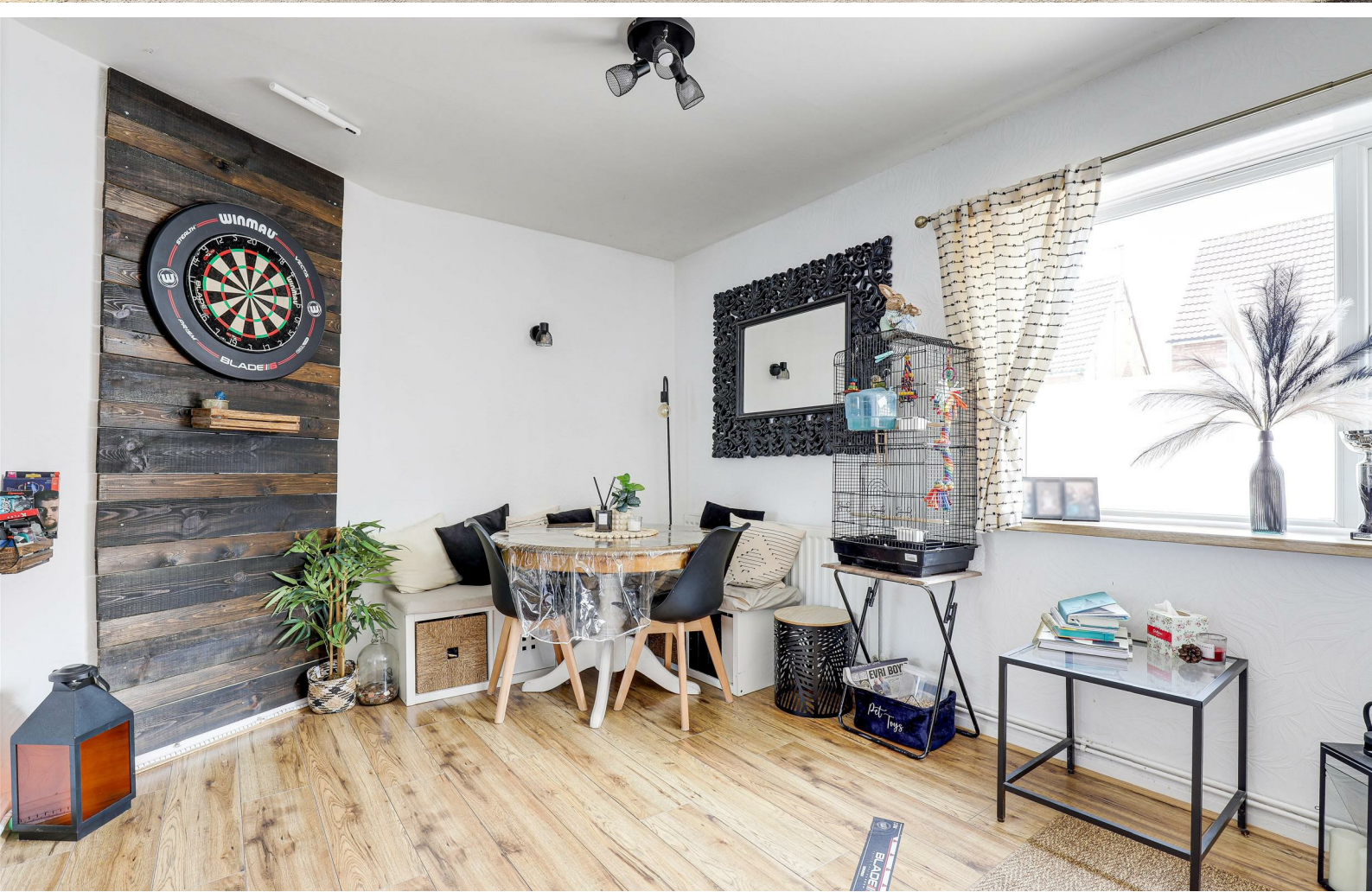
Cross Drive, Mansfield, Nottinghamshire NG21 0JU

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£170,000



Cross Drive, Mansfield, Nottinghamshire NG21 0JU





## IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom end-terrace house offers a fantastic opportunity for first-time buyers seeking a comfortable and conveniently located home. Nestled close to local amenities, excellent commuting routes, and the countryside. Upon entering the home, you are welcomed by an entrance hall that leads into a dining area with open-plan access to a cosy living room, featuring a charming log burner, ideal for relaxing evenings. The ground floor also boasts a modern kitchen designed to meet all your culinary needs. Upstairs, the property comprises two generously sized double bedrooms, a versatile single bedroom and a contemporary family bathroom complemented by a separate W/C for added convenience. Externally, the home offers off-road parking via a private driveway at the front. To the rear, a fully enclosed garden awaits, complete with a patio seating area and a lawn, perfect for enjoying the outdoors. The property also benefits from solar panels, offering improved energy efficiency and potential savings on energy bills.

MUST BE VIEWED!







- End-Terrace House
- Three Bedrooms
- Open-Plan Reception Rooms
- Modern Kitchen
- Stylish Bathroom & A Separate W/C
- Driveway
- Solar Panels
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'10" x 9'5" (2.08m x 2.87m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, two in-built storage cupboards, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Dining Room

9'7" x 12'5" (2.94m x 3.81m)

The dining room has laminate wood-effect flooring, a radiator, open-plan access to the living room and a UPVC double-glazed window to the front elevation.

Living Room

14'6" x 10'7" (4.43m x 3.23m)

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove with a feature log burner and a tiled hearth and a UPVC double-glazed window to the rear elevation.

Kitchen

11'6" x 7'10" (3.52m x 2.40m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan, washing machine & fridge freezer, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

2'6" x 7'10" (0.78m x 2.41m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft.

Master Bedroom

14'6" x 10'2" (4.42m x 3.10m)

The main bedroom has laminate wood-effect flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'7" x 12'6" (2.94m x 3.82m)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

8'5" x 8'0" (2.57m x 2.44m)

The third bedroom has laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Bathroom

6'0" x 4'5" (1.84m x 1.36m)

The bathroom has a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, tiled walls and flooring and a UPVC double-glazed obscure window to the side elevation.

W/C

2'10" x 4'8" (0.88m x 1.44m)

This space has a low level dual flush W/C, partially panelled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking and gated access to the rear garen.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Netomnia, Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 10000Mbps & Highest upload speed at 10000Mbps

Phone Signal – Good coverage of Voice, 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

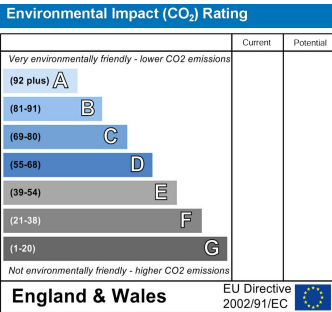
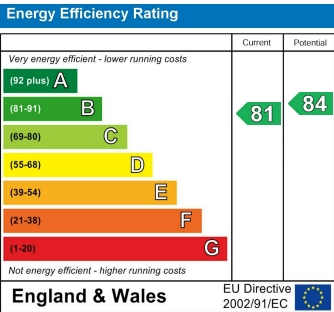
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

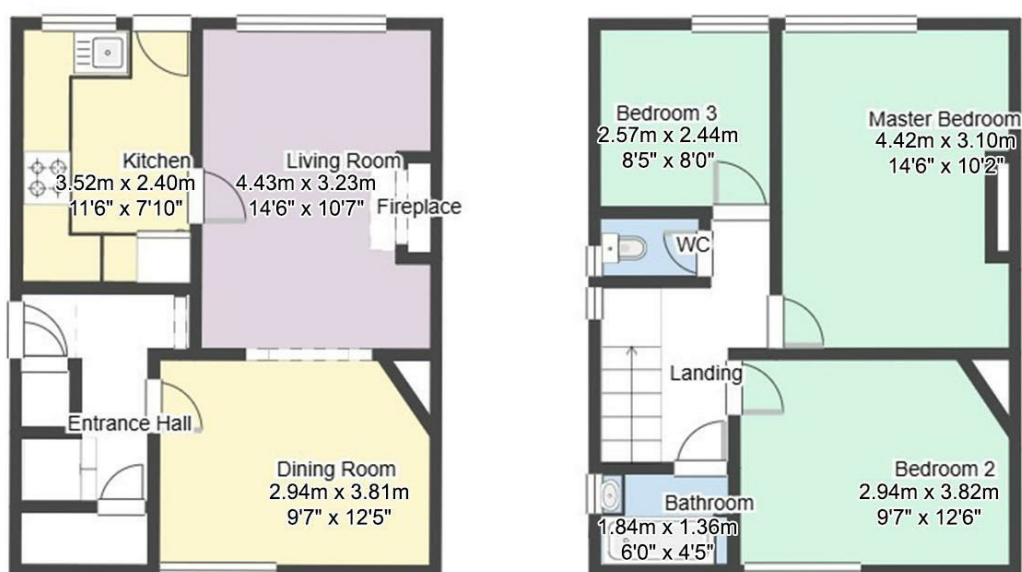
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





## Cross Drive, Mansfield, Nottinghamshire NG21 0JU

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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