



1 Eider Close, Shirebrook, Mansfield, NG20 8EW

Offers Over £240,000

- Detached Home
- Three Bedrooms With En-suite To Master
- Snug With Lantern Roof
- Downstairs WC
- Kitchen/Diner
- Garage

1 Eider Close, Mansfield NG20 8EW

Tassi Sales and Lettings are delighted to offer to the market this beautifully presented three bedroom detached home ideally situated within easy reach of the town centre and benefitting from great road links.

The property briefly comprises, hall, WC, lounge, snug, kitchen/diner and utility to the ground floor. To the first floor you have master bedroom with en-suite, two further bedrooms and family bathroom.

This beautiful family home is located on a corner plot off a private road. There is off road parking to the side aspect with a low maintenance garden to the rear.

This property needs to be seen to be appreciated, call the team to arrange your viewing.



Council Tax Band: C



Ground Floor Accommodation

Upvc Entrance Door

Entrance Hall

Stairs off to the first floor, parquet style flooring, ceiling light, two storage cupboards and access to the WC, lounge and kitchen/diner.

Cloak Room

Fitted with low flush Wc, sink, ceiling light, radiator, upvc window to the side aspect and tiled flooring.

Lounge

With Upvc bay to the front aspect, French doors leading to the snug, authentic looking gas fire with mock marble surround, laminate flooring and two ceiling light.

Snug

With opening lantern roof , electric fire, two upvc windows to the rear aspect, unupvc window to the side aspect, laminate flooring and ceiling light point.

Kitchen

Fitted with a range of wall and base units, square edge work surfaces, central island, ceramic sink with a mixer tap over, arga style cooker with extractor over, laminate flooring, two ceiling light points, tiled splash backs, built in fridge freezer, built in dishwasher, space for American fridge style freezer in unit surround, two UPVC double glazed window's to the side elevation, access to conservatory and utility.

Utility

Upvc door & window to the rear aspect, laminate flooring, wall and base units with square edge work surface, space and plumbing for washing machine and dryer.

First Floor Accommodation

First Floor Landing

With carpeted flooring, storage cupboard housing water tank, access to three bedrooms, bathroom and loft access.

Bedroom One

UPVC double glazed window to the rear elevation, radiator, carpeted flooring, ceiling light point to one side and spots to the other area, built in wardrobes and access to the en-suite

En-Suite

fitted with double shower unit with glass doors and gravity shower sink, radiator, tiled walls and flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, laminate flooring and ceiling light point.

Bedroom Three

UPVC double glazed window to the front elevation, radiator, laminate flooring and ceiling light point.

Bathroom

Fitted with three piece suite comprising roll top bath, wash hand basin, WC and Upvc obscured windows to the side elevation.

Outside

At the front property you have a block paved path leading to the entrance door, grassed front area and block paved drive to the side leading to the garage.

To the rear garden you have gated access with block paving leading to low maintenance block paved rear garden, fenced boundary with the addition of a shed and pergola.

Garage

With UPvc sliding door for access, UPvc window to the side aspect, power and lighting.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

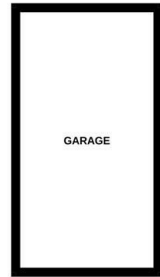
Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

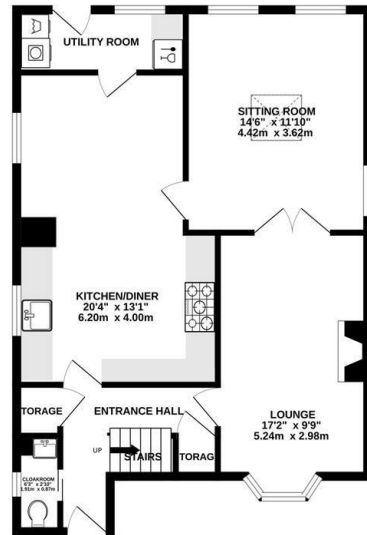




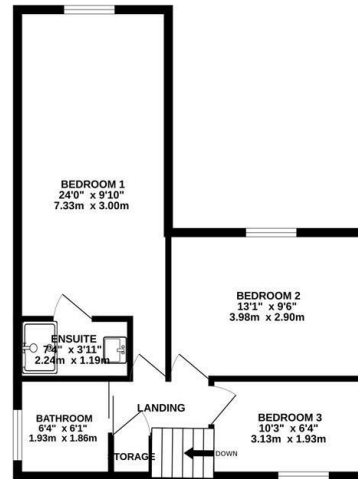
GARAGE
150 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.

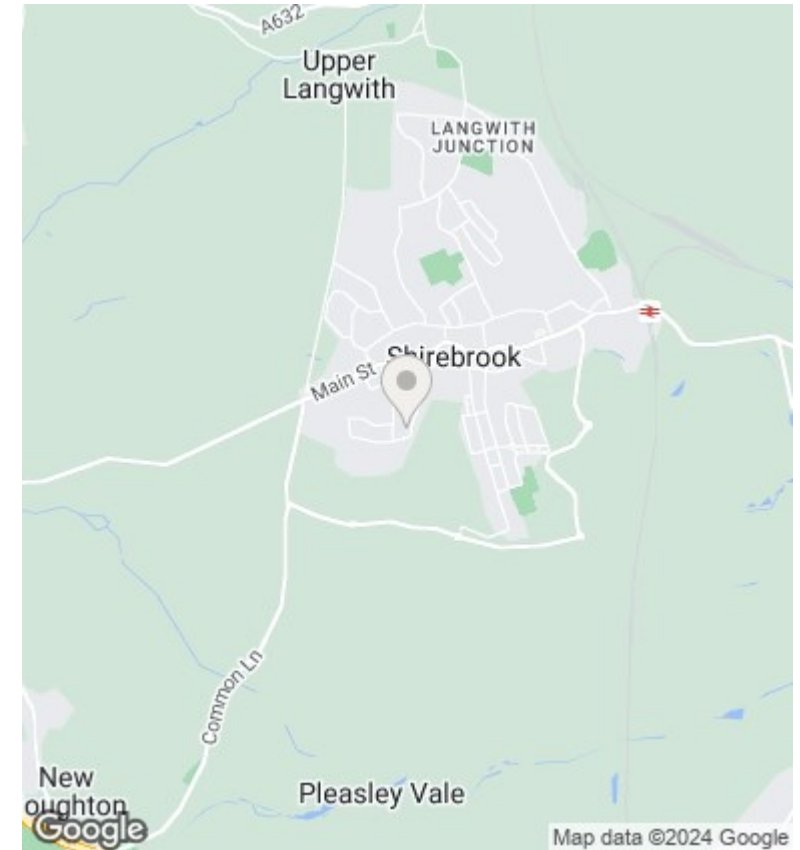


1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1376 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	