



2 St. Chads Close
Mansfield, Nottinghamshire NG18 4DS
Offers Over £260,000

- THREE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER RESIDENTIAL LOCATION
- LATEST MODEL COMBINATION BOILER, UPVC DOUBLE GLAZING AND CAVITY WALL INSULATION
- LOUNGE WITH BAY WINDOW TO THE FRONT AND SEPARATE DINING ROOM WITH GARDEN ACCESS
- FITTED BREAKFAST KITCHEN, UTILITY ROOM AND GROUND FLOOR CLOAKROOM (WC AND BASIN)
- MASTER BEDROOM WITH BUILT IN WARDROBES AND TWO FURTHER BEDROOMS
- FULLY RE-FITTED SHOWER ROOM WITH LARGE SHOWER AREA, WASH HAND BASIN AND WC
- OPEN PLAN FRONTAGE, HAVING DRIVEWAY PROVIDING ACCESS TO THE SINGLE GARAGE
- FULLY ENCLOSED GARDEN TO THE REAR WITH PAVED AREAS, LAWN AND BORDERS

DIRECTIONS

From Mansfield head onto the A60 Nottingham Road and on the outskirts of the town centre, turn left onto Berry Hill Lane. Turn right onto Johnson Drive and, subsequently, right onto St. Chads Close. The property is immediately on the right.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Having half glazed front door, radiator, laminate flooring and stairs to the first floor.

CLOAKROOM

With wash hand basin and WC. Radiator, UPVC window and laminate flooring.

LOUNGE

14'2 into bay x 12'5 (4.32m into bay x 3.78m)

UPVC bay window to the front, radiator and ceiling cornice. Ornamental fireplace with marble hearth and insert.



DINING ROOM

10'4 x 9'1 (3.15m x 2.77m)

Radiator and ceiling cornice. UPVC door and side panels providing access to the rear garden.



BREAKFAST KITCHEN

15'3 x 10'4 narrowing to 5'10 (4.65m x 3.15m narrowing to 1.78m)

Fitted with a range of high gloss, base and eye level units, work surfaces and one and a half bowl sink unit and single drainer. Fitted cooker hood, under stair cupboard, access door to garage, radiator and UPVC rear aspect.



UTILITY

5'3 x 4'3 (1.60m x 1.30m)

Fitted work top and wall unit. Wall mounted combination boiler. UPVC door to rear.

FIRST FLOOR

LANDING

UPVC aspect, built in cupboard and access to the loft space.

BEDROOM ONE

12'4 to wardrobes x 8'4 (3.76m to wardrobes x 2.54m)

Built in double wardrobes. UPVC front elevation. Radiator.



BEDROOM TWO

10'2 x 9'1 (3.10m x 2.77m)

UPVC rear elevation. Radiator.



BEDROOM THREE

9'6 maximum x 7'2 (2.90m maximum x 2.18m)

Over stair wardrobe, radiator and UPVC front aspect.



SHOWER ROOM

Fully re-appointed with large double shower area, wash hand basin and WC. Fully tiled walls to the shower area. Chrome towel rail. UPVC obscure glaze window.



OUTSIDE

Occupying a lovely position on the development and having an open plan front garden. The driveway provides access to the garage, with up and over door and light and power. The rear garden has been lovingly cared for and has paved areas, lawn and established shrub borders.



The property is in council tax band C (Mansfield District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

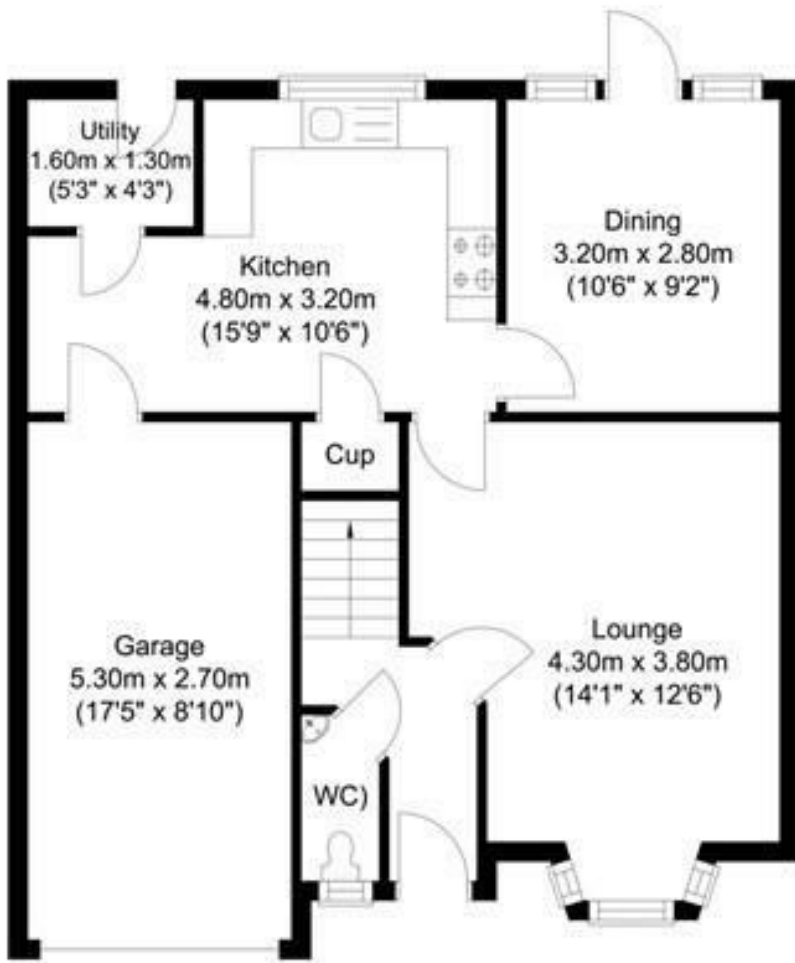
MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must

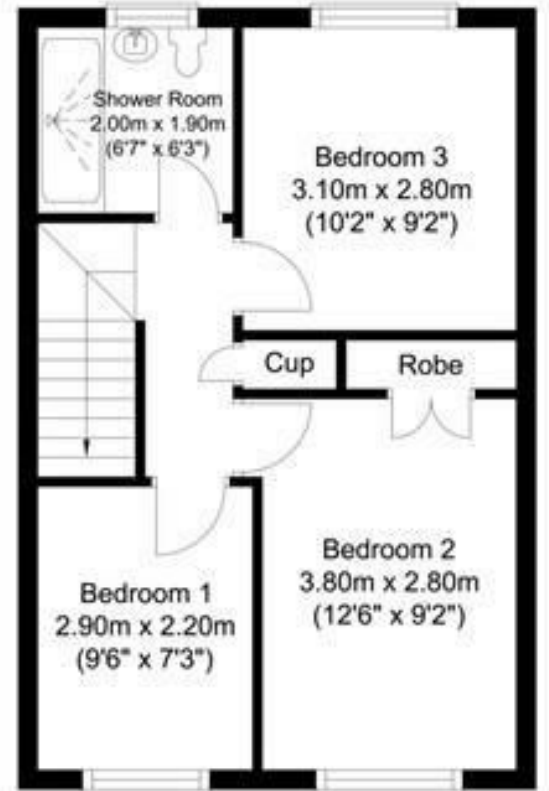
point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5498/28.03.2023



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 73	Potential: 84
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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