



148 Southwell Road West
Mansfield, Nottinghamshire NG18 4HB
£215,000

- A VERY WELL PRESENTED AND MAINTAINED, TWO BEDROOM DETACHED BUNGALOW
- ENTRANCE HALL, WALK IN CLOAKS AND LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS, MASTER HAVING FRENCH DOORS TO THE REAR GARDEN
- PARKING FOR TWO CARS AT THE FRONT, PLUS GRAVELLED PLANTED AREAS
- ALTHOUGH THE PROPERTY IS TO BE SOLD WITH VACANT POSSESSION THE CURRENT TENANT HAS INDICATED THAT SHE MAY WISH TO STAY IF AN AGREEMENT CAN BE REACHED WITH A PROSPECTIVE BUYER LOOKING AT IT AS AN INVESTMENT
- ACCOMMODATION INCLUDING GAS HEATING AND UPVC DOUBLE GLAZING
- FITTED BREAKFAST KITCHEN, WHICH ALSO INCLUDES BUILT IN ELECTRIC OVEN AND GAS HOB
- BATHROOM WITH THREE PIECE WHITE SUITE AND MAINS SHOWER OVER THE BATH
- PRIVATE REAR GARDEN, LOW MAINTENANCE AND INCLUDING WORKSHOP/HOBBIES ROOM

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

From Mansfield, head to Ratcliffe Gate, which then becomes Rock Hill. Through the traffic lights it becomes Southwell Road West and as you begin to climb up the hill, the property can be found on the right hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Having UPVC front door, UPVC side window and radiator. Walk in cloaks.

LOUNGE

14'4 x 13'7 into bay (4.37m x 4.14m into bay)

A charming reception room, with the focal point being the fireplace (fire not included). UPVC bay window to the front, radiator and picture rail.

BREAKFAST KITCHEN

13'1 x 11'1 (3.99m x 3.38m)

Fitted with a range of shaker style, base and eye level units oak butchers block work tops and ceramic sink unit and drainer. Also including built in electric oven, gas hob and extractor. UPVC side aspect and radiator.



BEDROOM ONE

13'6 x 10'5 (4.11m x 3.18m)

UPVC French doors providing access to the rear garden. Radiator.

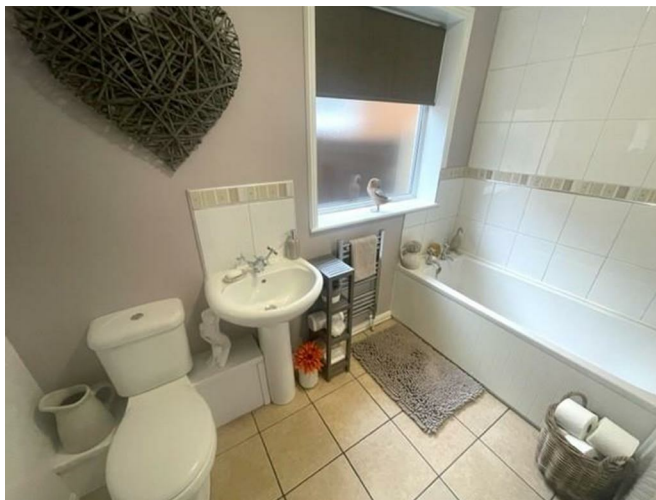
BEDROOM TWO

13'5 x 9'5 (4.09m x 2.87m)

UPVC rear aspect. Radiator.

BATHROOM

Comprising bath with panelled side, wash hand basin and WC. Mains shower over the bath. Tiled bath surround, tiled flooring, radiator and UPVC obscure glaze.



OUTSIDE

The driveway to the front is large enough for two cars. There are also planted borders. The rear garden is very well presented and easy to manage. There is also a really handy outbuilding with light and power, ideal as a small workshop or hobbies room.



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. MA5562/28.09.2023

