



51 Kaye Road
Mansfield, Nottinghamshire NG19 6JP
Offers In Excess Of £133,000

- A TWO BEDROOM SEMI-DETACHED HOUSE
- HALL, LOUNGE AND KITCHEN
- OFF-ROAD PARKING FOR ONE CAR
- OFFERED FOR WITH FULL VACANT POSSESSION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TWO BEDROOMS AND BATHROOM TO THE FIRST FLOOR
- ENCLOSED TERRACED REAR GARDEN

VIEWING:

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

DIRECTIONS:

From Stockwell Gate, turn right onto Bancroft Lane. Further up here, turn left onto Ladybrook Lane and right onto Armstrong Road. Turn right onto Kaye Road where the property is on the left-hand side.

ACCOMMODATION COMPRISES:

Part glazed UPVC entrance door to:

ENTRANCE HALL

Tiled floor, stairs off to first floor, opaque UPVC double glazed window to side elevation, radiator and through to:

LOUNGE

20'4" x 11'10" narrowing to 9'11" (6.22m x 3.61m narrowing to 3.04m)

Fitted carpet, radiator x 2, UPVC double glazed window to front elevation, UPVC patio doors giving access to enclosed rear garden, TV aerial point.

KITCHEN

8'8" x 7'10" (2.65m x 2.41m)

A range of wall and base units with roll edge granite effect worktops, stainless steel sink and drainer with mixer tap, stainless steel electric fan oven, ceramic hob and stainless-steel extractor hob over, ceramic tiled floor and splashbacks, UPVC double glazed window to side aspect, recessed storage ideal for fridge freezer, wall mounted boiler, opaque UPVC double glazed door to rear garden, plumbing for automatic washing machine, radiator.



FIRST FLOOR.

LANDING

Fitted carpet, loft access, UPVC double glazed window to side elevation.

BEDROOM ONE

15'1" x 8'11" maximum (4.61m x 2.73m maximum)

Two UPVC double glazed windows to front aspect, radiator, fitted carpet.



BEDROOM TWO

10'11" x 9'11" (3.35m x 3.04m)

Fitted carpet, radiator, UPVC double glazed window to rear aspect.



BATHROOM

8'0" x 5'6" (2.44m x 1.69)

Three piece suite in grey comprising bath with electric shower over, sink with pedestal, W/C, opaque dual aspect UPVC double glazed windows to side and rear, vinyl flooring and heated towel rail.



OUTSIDE

To the front is a small lawned area with off-street parking for one car, a path to the front door and side access to the rear via a gate.

To the rear is a good sized, enclosed terraced garden featuring a seating area adjacent to the house, with a lawned and decked area to the next level and beyond is a gravelled area giving plenty of scope for various uses. A shed and outbuilding with power provides useful storage options.

The property is in council tax band A (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. MA5635/28/03/2024.

Energy Efficiency Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

