

69 Derwent Avenue
Mansfield, Notts NG18 3PD
Offers Over £230,000

- AN INDIVIDUAL, TWO BEDROOM DETACHED BUNGALOW, WITH NO UPWARD CHAIN.
- ENTRANCE HALL, LEADING TO THE LOUNGE WHICH INCLUDES LIVING FLAME GAS FIRE.
- TWO BEDROOMS AND FULLY TILED WET ROOM WITH SHOWER, WASH BASIN AND WC.
- ENCLOSED REAR GARDEN WHICH INCLUDES PAVED AND GRAVELLED AREAS.
- WELL PRESENTED AND INCLUDING COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- FITTED BREAKFAST KITCHEN, SUN ROOM AND SEPARATE UTILITY ROOM.
- WIDE PLOT, WITH FRONT GARDEN, DRIVEWAY AND SINGLE ATTACHED GARAGE.
- POPULAR RESIDENTIAL LOCATION, WITH GOOD TRANSPORT LINKS AND AMENITIES.

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed onto Ratcliffe Gate, Rock Hill and subsequently Southwell Road West. Further up here, turn left onto Big Barn Lane. Turn right onto Derwent Avenue, following the road round to the right. The property is then on the left hand side.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

UPVC front door, radiator and coving. Consumer unit. Built in cloaks cupboard. Access to the loft space.

LOUNGE

16'2 x 12'1 (4.93m x 3.68m)

UPVC bow window to the front, radiator and coving. Living flame gas fire with marble hearth and insert.



BREAKFAST KITCHEN

16'1 x 9'9 (4.90m x 2.97m)

Including an extensive range of pine base and eye level units, work surfaces and stainless steel sink unit and single drainer. Fitted cooker hood. Built in storage, radiator, UPVC double glazed side aspect and opening through to the sun room.



SUN ROOM

7'10 x 6'8 (2.39m x 2.03m)

UPVC double glazed side aspect, UPVC door to the rear, radiator and coving.



UTILITY ROOM

6'7 x 6'3 (2.01m x 1.91m)

Wall mounted combination boiler, full tiling to the walls, tiled flooring and plumbing for washing machine.



BEDROOM ONE

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed bow window to the front. Radiator and coving.



BEDROOM TWO

9'9 x 8'10 (2.97m x 2.69m)

Radiator, coving and UPVC double glazed rear aspect.



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. MA5648/05/04/2024.

WET ROOM/SHOWER ROOM

Large walk-in shower area, wash hand basin and WC. Full tiling to the walls, non-slip flooring, radiator and UPVC obscure glaze.



OUTSIDE

The property occupies a wide plot, with gravelled garden to the front and side. The driveway then provides access to the attached garage with up and over door. The enclosed garden to the rear has paved and gravelled areas. To the side of this there is a vegetable garden.

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

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.

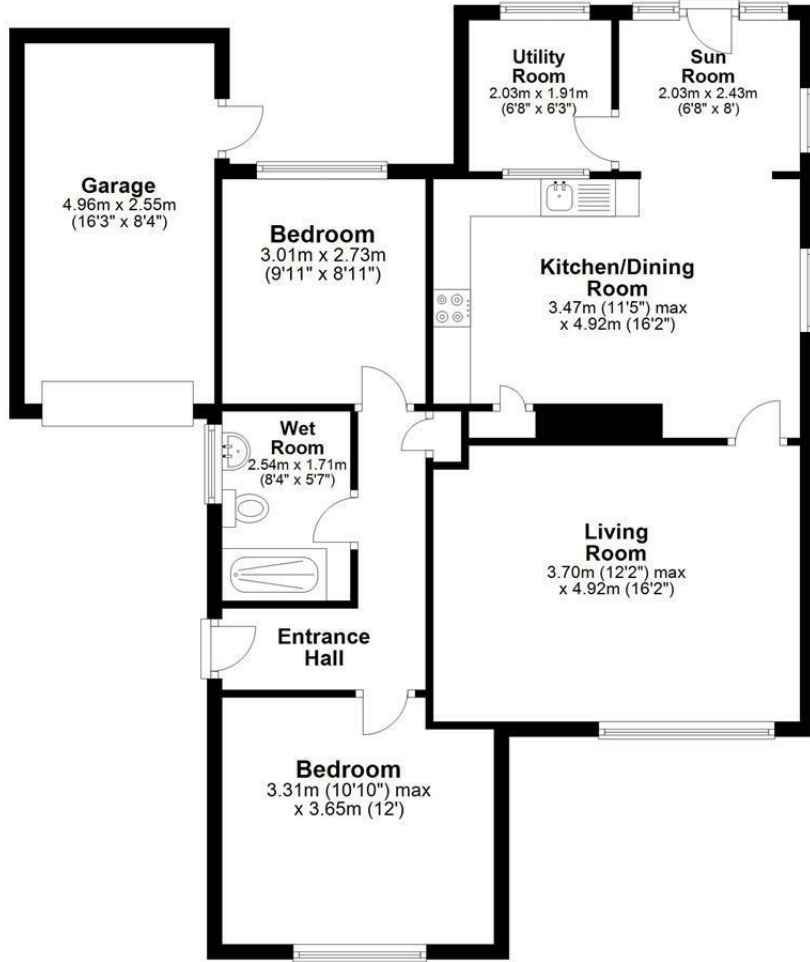
FINANCIAL ADVICE

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.

AS WITH ALL OUR PROPERTIES

Ground Floor

Approx. 89.6 sq. metres (964.3 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

