

19 Albans Court
Forest Town, Nottinghamshire NG19 0GD
Offers Over £145,000

- A MODERN TWO BEDROOM SEMI-DETACHED HOUSE, BUILT BY ELAN HOMES IN 2011
- STORM CANOPY, ENTRANCE HALL AND GROUND FLOOR CLOAKS WITH WC AND WASH BASIN
- TWO BEDROOMS AND BATHROOM WITH THREE PIECE SUITE AND MAINS SHOWER
- THERE IS A PRIVATE, ENCLOSED GARDEN TO THE REAR, HAVING PATIO AND LAWN
- COMBINATION BOILER (LAST SERVICED DEC 2023) AND UPVC DOUBLE GLAZING
- FITTED KITCHEN (BUILT IN OVEN AND HOB) AND LIVING ROOM, HAVING FRENCH DOORS
- TO THE FRONT, THE DRIVEWAY HAS BEEN EXTENDED AND IS WIDE ENOUGH FOR TWO CARS
- CUL-DE-SAC LOCATION AND WELL LOCATED FOR ACCESS TO AMENITIES AND TRANSPORT LINKS

VIEWING

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

DIRECTIONS

From the centre of Mansfield, head onto Bath Lane, which then becomes Ravensdale Road. Turn left at the T junction onto Sherwood Hall Road, which then becomes Clipstone Road West. Before the bend, turn right onto Albans Court and the property is at the bottom of here on the left hand side.

ACCOMMODATION COMPRISES

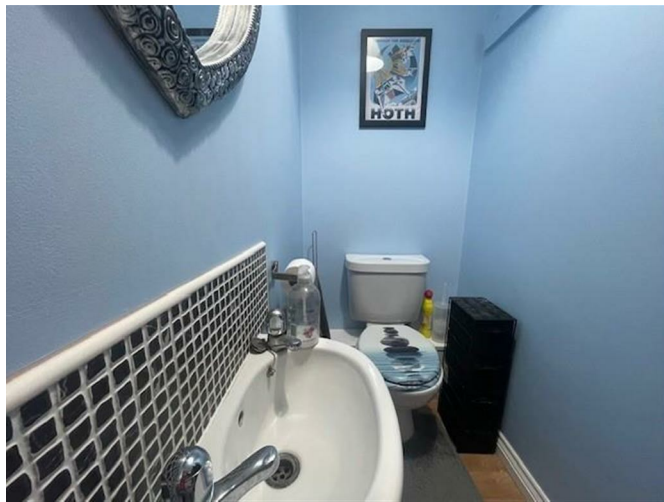
EXTERNAL STORM CANOPY

ENTRANCE HALL

Half glazed front door, laminate flooring and radiator. Wall mounted consumer unit. Spindle stairs to the first floor. Under stair cupboard housing the central heating boiler.

CLOAKROOM

WC, wash hand basin, radiator and extractor.



KITCHEN

8'8 x 6'1 (2.64m x 1.85m)

Fitted with base and level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Extractor fan, radiator, laminate flooring and UPVC front aspect.



LIVING ROOM

12'9 x 11'9 (3.89m x 3.58m)

Having UPVC French doors opening to the garden. Radiator.



FIRST FLOOR

LANDING

Access to the centrally boarded loft space. Radiator.

BEDROOM ONE

12'9 maximum x 10'9 (3.89m maximum x 3.28m)

UPVC front elevation. Radiator.



BEDROOM TWO

12'5 x 7' (3.78m x 2.13m)

Radiator. UPVC rear elevation.



BATHROOM

Three piece white suite comprising panelled bath with mains shower, wash hand basin and WC. Tiled surrounds, chrome radiator, extractor fan and UPVC obscure glaze.



OUTSIDE

The open plan frontage is wide enough to park two

cars. The private garden to the rear has a patio area and then lawn beyond this and hawthorn hedge to the far end.



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

Please note. This property is leasehold for a period of 250 years from the 1st November 2009. No service charge is payable and the ground rent is £336.12 per annum, payable twice yearly and reviewable every 10 years (next review 2029).

CONNECTED PERSON

In compliance with the Estate Agency Act 1979 we disclose the seller of this property is a connected person as detailed in the Act.

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

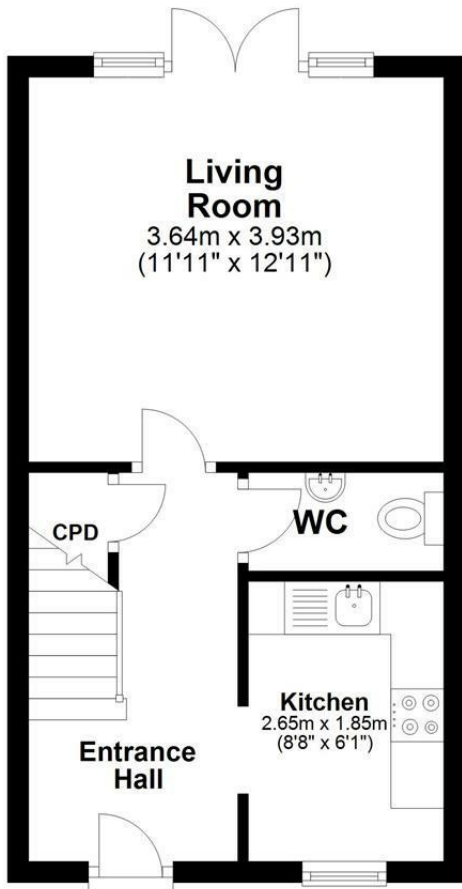
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

AS WITH ALL OUR PROPERTIES

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.

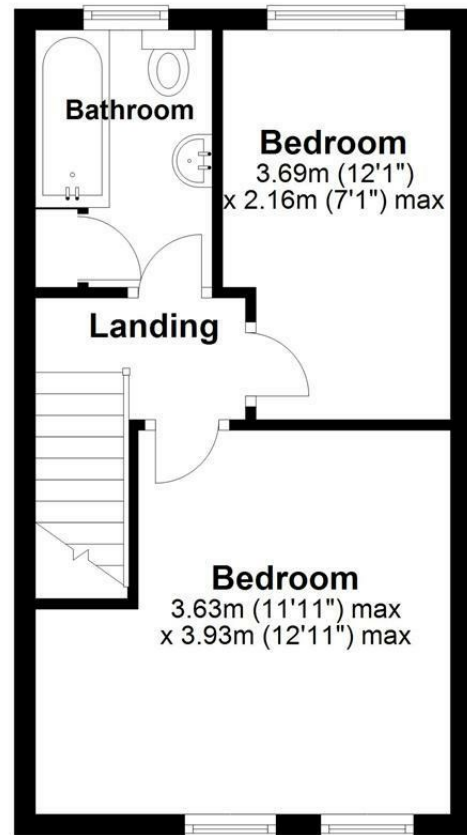
Ground Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 58.3 sq. metres (627.4 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	92
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
77	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

