



**94 Southwell Road West
Mansfield, Nottinghamshire NG18 4EY**

£285,000

- A THREE BEDROOM DETACHED BUNGALOW, EXTENSIVELY MODERNISED OVER THE LAST YEAR
- FULLY REWIRED, WITH NEW LIGHTING AND POWER CIRCUITS AND LATEST CONSUMER UNIT
- COMPLETE NEW KITCHEN WITH WREN BASE AND EYE FITMENTS AND WORK SURFACES
- DECORATED THROUGHOUT AND NOW JUST REQUIRING YOUR OWN CHOICE OF FLOOR COVERINGS
- HARDSTANDING AREA/BASE TO THE REAR, RE-SEEDED GRASSED AREA AND NOT OVERLOOKED
- NEW CENTRAL HEATING SYSTEM, PIPEWORK AND BAXI MAIN BOILER WITH 5 YEAR GUARANTEE
- ENTRANCE HALL, LOUNGE WITH PATIO DOORS TO THE CONSERVATORY AND BEDROOM THREE/STUDY/DINING ROOM/DINING ROOM/BEDROOM 3
- RE-APPOINTED BATHROOM HAVING FOUR PIECE SUITE, INCLUDING SEPARATE SHOWER CUBICLE
- SET BACK FROM THE MAIN ROAD, WITH GARDEN TO THE FRONT AND DRIVEWAY TO THE SIDE
- EXCELLENT LOCATION, WITH LOCAL SHOPS ACROSS THE ROAD AND BUS ROUTE INTO MANSFIELD

VIEWING:

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

DIRECTIONS:

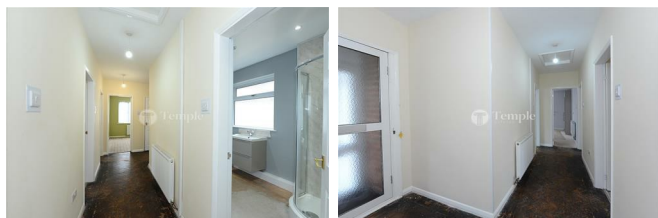
From Mansfield, proceed onto Ratcliffe Gate, then Rock Hill. As you head through the traffic lights, it then becomes Southwell Road West and the property is further along here on the right hand side.

ACCOMMODATION COMPRISES

ENCLOSED ENTRANCE PORCH

HALLWAY

Radiator and access to the loft space, with a central run of boarding. Built in cloaks cupboard, housing the electric meter and consumer unit (15/6/2024).



LOUNGE

16'9 x 10'3 (5.11m x 3.12m)

UPVC windows to the side aspect. Radiator and double glazed patio doors leading to the conservatory.



CONSERVATORY

15'8 x 7'7 (4.78m x 2.31m)

Having double glazed units and sliding doors providing access to the rear garden.



BREAKFAST KITCHEN

13'3 x 10'8 (4.04m x 3.25m)

Fitted with a range of Wren quality base and eye level units and work tops incorporating one and half bowl sink unit and single drainer. Housing for a cooker with extractor fan above, space for upright fridge/freezer and undercounter standing for additional appliances. Cupboard housing the Baxi Main combination boiler. UPVC double glazed door and window. Radiator.



BEDROOM ONE

11'9 x 11'1 (3.58m x 3.38m)

UPVC double glazed front aspect, radiator and wardrobe recess.



BEDROOM TWO

10'10 x 9'4 (3.30m x 2.84m)

UPVC double glazed front aspect. Radiator.



BEDROOM THREE/STUDY/DINING ROOM

11'1 x 8'9 (3.38m x 2.67m)

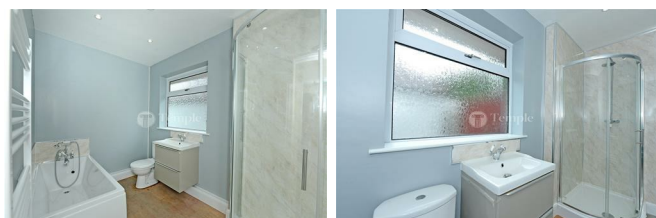
Radiator, UPVC double glazed side elevation and glazed door through to the lounge.



BATHROOM

10'8 x 6'5 (3.25m x 1.96m)

Fully replaced and including panelled bath having chrome mixer taps and shower, separate quadrant shower cubicle, wash hand basin within vanity unit and WC. Upright ladder radiator and UPVC obscure glaze window.



OUTSIDE

The garden to the front has been cleared over the last twelve months and is now ready either to be landscaped or utilised for additional parking. A driveway leads past the side of the property, via double wooden gates and provides access to hardstanding at the rear. The rear garden has already been partly re-developed, with a re-seeded area of lawn and new left hand boundary.



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

FINANCIAL ADVICE

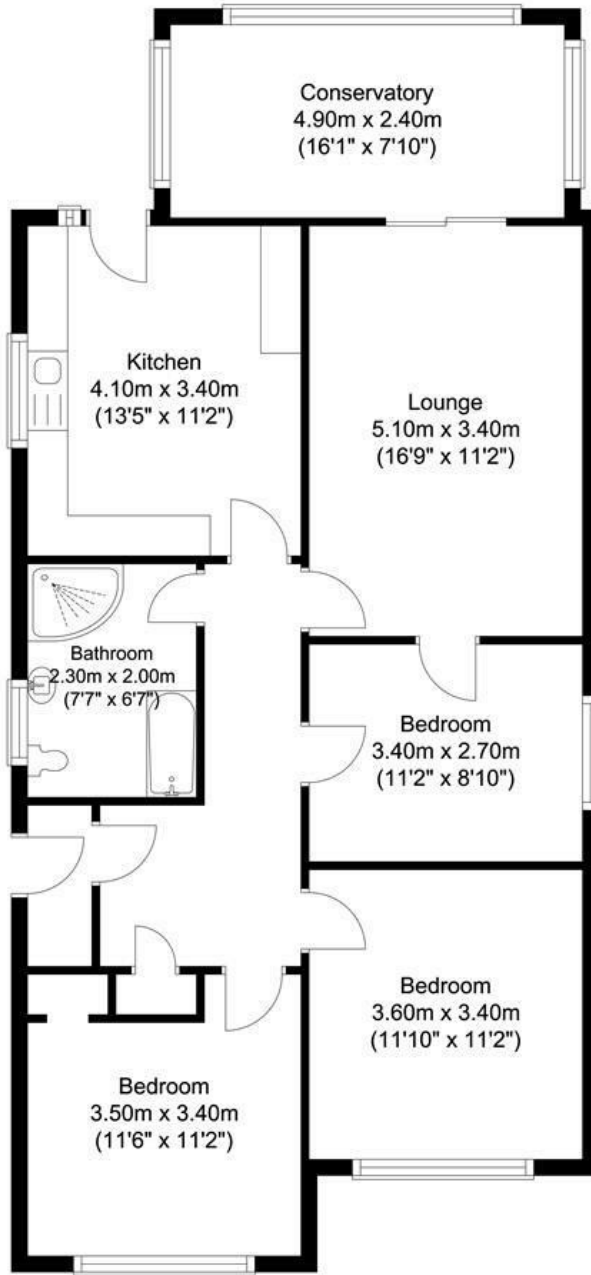
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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. MA5681/11.07.2024



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: 63	Potential: 82
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	
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