



**3 Douglas Road**  
**Forest Town, Nottinghamshire NG19 0LT**  
**Offers Over £185,000**

- THREE-BEDROOM DETACHED HOUSE, OFFERING WELL PRESENTED ACCOMMODATION AND OFFERED FOR SALE WITH NO UPWARD CHAIN
- ENTRANCE AREA LEADING TO GROUND FLOOR CLOAKROOM WITH WC AND WASH BASIN.
- FITTED DINING KITCHEN, INCLUDING BUILT IN OVEN AND HOB, AND FRENCH DOORS TO THE REAR.
- FULLY TILED BATHROOM WITH THREE-PIECE WHITE SUITE AND ELECTRIC SHOWER.
- ENCLOSED, PRIVATE REAR GARDEN, LAID TO LAWN AND ALSO HAVING PAVED PATIO AREA.
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND CONSUMER UNIT INSPECTED 05/2024.
- LOUNGE WITH STAIRS TO THE FIRST FLOOR AND WALL MOUNTED, REMOTE CONTROL ELECTRIC FIRE.
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES AND ONE SINGLE BEDROOM.
- OPEN PLAN FRONTAGE AND DRIVEWAY TO THE SIDE, LEADING TO ATTACHED BRICK GARAGE.
- ESTABLISHED RESIDENTIAL LOCATION, CONVENIENT FOR AMENITIES AND GOOD ROAD NETWORK.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, proceed onto Bath Lane, which then becomes Ravensdale Road. Turn left at the junction onto Sherwood Hall Road. Turn left onto Holly Drive, right onto Holly Road and right onto Douglas Road.

## ACCOMMODATION COMPRISES

### ENTRANCE AREA

UPVC door and side panel, plus additional UPVC window. Radiator. Consumer unit (inspected 05/2024).

### LOUNGE

**15'6 x 12'5 (4.72m x 3.78m)**

UPVC double glazed bow window to the front. Wall mounted, remote control electric fire. Radiator, laminate flooring, and stairs rising to the first floor. Opening through to the dining kitchen.



### DINING KITCHEN

**15'9 x 8'10 (4.80m x 2.69m)**

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, five ring gas hob and cooker hood. Wall mounted Baxi combination boiler. UPVC French doors to the rear garden. Laminate flooring to the dining area and tile effect flooring in the kitchen. Radiator.



## FIRST FLOOR

### LANDING

UPVC side aspect, radiator, and access to the loft space.

## BEDROOM ONE

**12'2 increasing to 13'3 x 9'2 (3.71m increasing to 4.04m x 2.79m)**

Full length mirrored wardrobes. Radiator. UPVC front elevation.



## BEDROOM TWO

**10'9" including wardrobe x 9'1" (3.30m including wardrobe x 2.79m)**

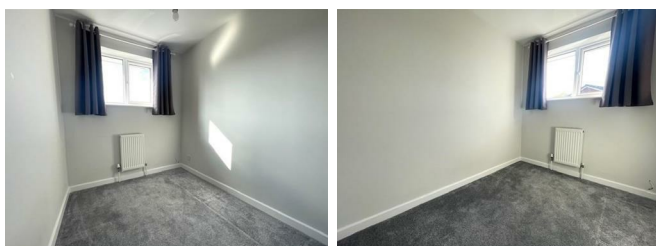
Built in wardrobe, radiator and UPVC rear elevation, enjoying views over the roof tops to surrounding countryside and woodland.



## BEDROOM THREE

**9'4 x 6'6 (2.84m x 1.98m)**

Radiator. UPVC front elevation.





## **BATHROOM**

Three piece white suite comprising panelled bath, wash hand basin and WC. Full tiling to the walls, electric shower, vinyl flooring, UPVC obscure glaze and upright towel radiator.



## **OUTSIDE**

There is an open plan frontage to the property. The driveway to the side provides access to the attached, brick built garage. There is an enclosed, private garden to the rear, having lawn, patio and shrub borders.



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

## **FINANCIAL ADVICE**

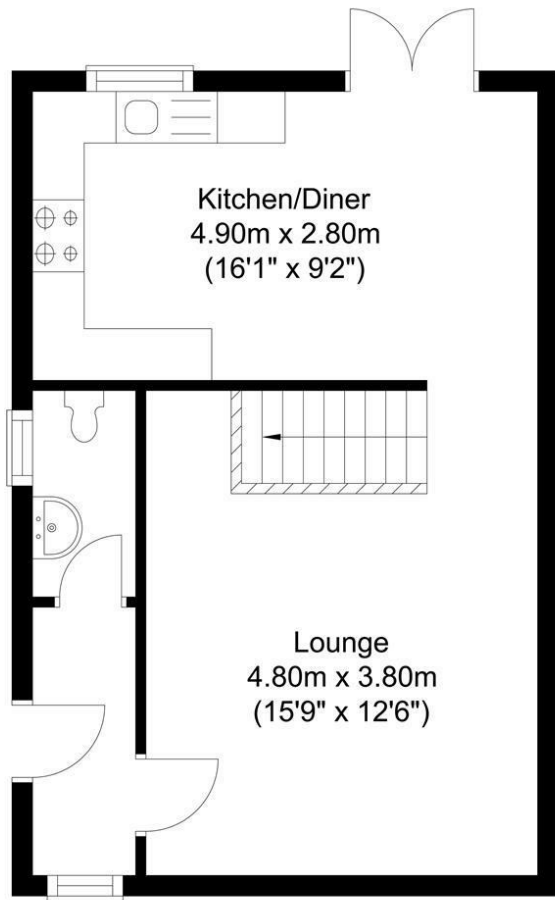
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## **MONEY LAUNDERING**

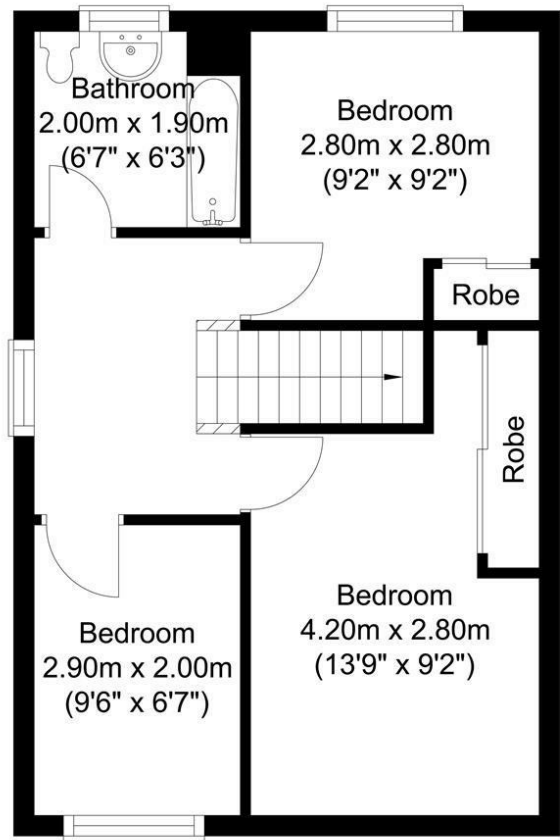
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5720/7.10.2024



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	
EU Directive 2002/91/EC	

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

