



22 Vallance Street
Mansfield Woodhouse, Nottinghamshire NG19 8EQ
£110,000

- A TWO BEDROOM TERRACED HOUSE WITH SECOND FLOOR STORAGE ROOM
- LOUNGE & SEPARATE DINING ROOM
- TWO BEDROOMS & BATHROOM TO THE FIRST FLOOR
- ENCLOSED REAR YARD WITH SHARED RIGHT OF WAY AND ENCLOSED GARDEN BEYOND THIS
- GOOD LINKS TO ROAD NETWORK INCLUDING JUNCTION 28 OF THE M1. MANSFIELD WOODHOUSE TRAIN STATION IS APPROXIMATELY HALF A MILE AWAY
- GAS CENTRAL HEATING PROVIDED BY COMBI BOILER & DOUBLE GLAZING
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- STORAGE/ATTIC ROOM TO THE SECOND FLOOR
- CLOSE TO LOCAL AMENITIES IN MANSFIELD WOODHOUSE
- IDEAL FOR FIRST-TIME BUYER OR INVESTOR

VIEWING:

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

DIRECTIONS:

Proceed onto the A60 Woodhouse Road and after approximately half a mile, turn left onto Morven Avenue, then branch right. At the island, take the first exit onto Priory Road. Turn right onto Castle Street and then straight over, which is Vale Road. Turn right onto Park Road and finally left onto Vallance Street.

ACCOMMODATION COMPRISES

UPVC part glazed entrance door to:

LOUNGE

11'10" maximum x 10'10" (3.63m maximum x 3.32m)

Fitted carpet, radiator, UPVC double glazed window to front elevation, decorative fireplace and through inner lobby with under stair storage to:



DINING ROOM

11'10" x 11'10" maximum (3.63m x 3.62m maximum)

Radiator, fitted carpet, UPVC double glazed window to rear aspect, stairs off to first floor, wall mounted combi boiler, decorative stone fireplace and slate hearth and through to:



KITCHEN

13'6" x 5'10" (4.13m x 1.78m)

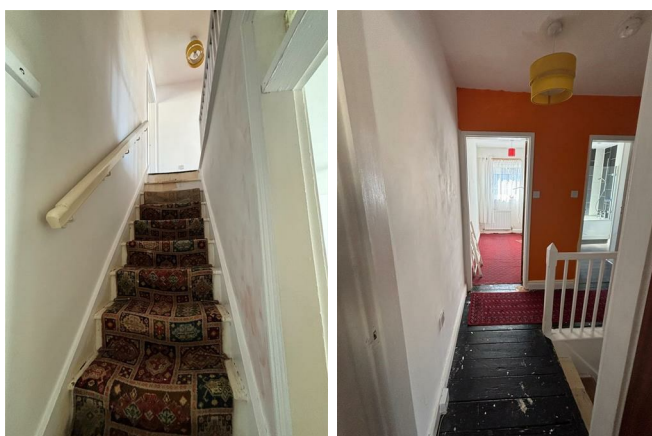
Wall and base units in blue with marble effect worktops, built-in electric oven, ceramic hob with stainless steel extractor hood over, plumbing for washing machine, UPVC double glazed window to side aspect, part opaque glazed door to rear, laminate flooring and vertical radiator



FIRST FLOOR

LANDING

Stained wooden floorboards and stairs off to second floor



BEDROOM ONE

11'10" maximum x 10'10" (3.63m maximum x 3.32m)

Painted wooden floorboards, UPVC double glazed window to front aspect, feature original fireplace, radiator and built-in storage cupboard



STORAGE/ATTIC ROOM

12'7" into eaves x 11'10" (3.85m into eaves x 3.63m)

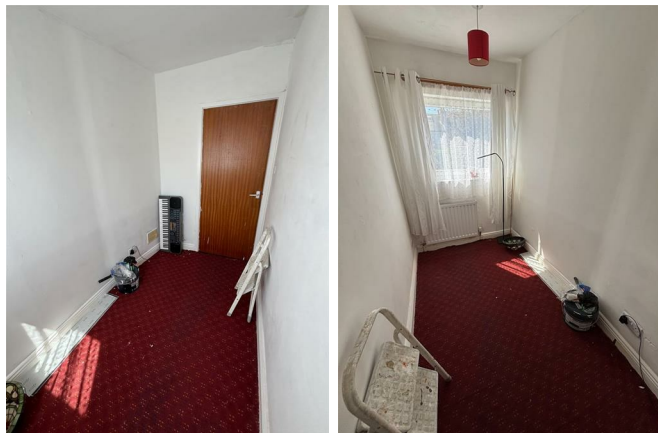
Radiator, partly carpeted and Velux window.



BEDROOM TWO

9'2" x 5'4" (2.81m x 1.64m)

Carpet, radiator and UPVC double glazed window to rear aspect



OUTSIDE

To the rear is an enclosed yard with a shared right of beyond this and then an enclosed garden.



BATHROOM

9'1" maximum x 6'2" narrowing to 5'1" (2.77m maximum x 1.89m narrowing to 1.56m)

White 3-piece suite comprising bath with shower over and shower screen, W/C, wall mounted sink, tiled walls, chrome heated towel rail, opaque UPVC double glazed window top rear elevation, laminate flooring and built-in storage cupboard.



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. MA5738/5.12.2024

SECOND FLOOR

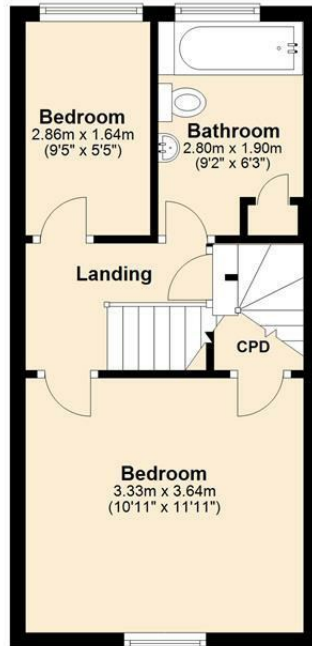
Ground Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Second Floor

Approx. 14.0 sq. metres (150.4 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(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	

