



21 Rhodes Walk
Mansfield, Nottinghamshire NG18 5RD
£140,000

- A TWO BEDROOMED, SEMI-DETACHED PROPERTY ON THE POPULAR LADYBROOK ESTATE
- ENTRANCE HALL WITH COMPOSITE FRONT DOOR AND UNDER STAIR STORAGE SPACE
- TWO DOUBLE BEDROOMS AND RE-FITTED SHOWER ROOM TO THE FIRST FLOOR
- HARDSTANDING TO THE FRONT WHICH PROVIDES OFF ROAD PARKING FOR AT LEAST TWO CARS
- CURRENTLY RENTED OUT AT £600PCM BUT VACANT POSSESSION SHALL BE PROVIDED
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND ELECTRICAL REPORT DATED 09/09/2020
- THROUGH LOUNGE/DINING ROOM AND KITCHEN HAVING FITTED WALL AND BASE UNITS
- COVERED PASSAGE FROM THE BACK DOOR, LEADING TO UTILITY ROOM AND STORE
- LAWNED GARDEN TO THE REAR, WHICH THEN BACKS ONTO A PLAYING FIELD
- CONVENIENT LOCATION FOR AMENITIES AND GOOD TRANSPORT LINKS TO MAJOR ROUTEWAYS

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 to Stockwell Gate, which becomes Sutton Road. Turn right onto Kirkland Avenue and then right onto Rhodes Walk.

ACCOMMODATION COMPRISES

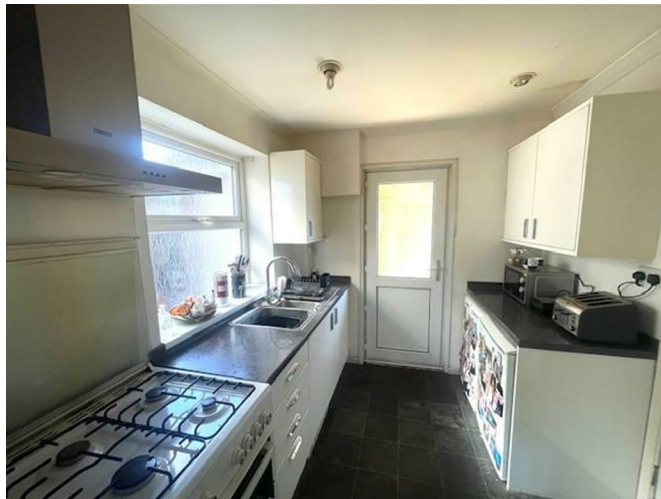
ENTRANCE HALL

Half glazed composite front door, radiator and under stair cupboard. Stairs rising to the first floor.

KITCHEN

10'1" x 7'7" (3.08m x 2.32m)

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. UPVC side aspect and UPVC back door, leading to a covered passage. This then provides access to:



LOUNGE/DINING ROOM

21'9" x 10'2" increasing to 11'6" (6.65m x 3.10m increasing to 3.53m)

Upvc front and rear elevations. Two radiators.



UTILITY ROOM

7'5" x 7'4" (2.28m x 2.26m)

Wall mounted combination boiler. Light and power connected. Adjacent brick store.

FIRST FLOOR

LANDING

UPVC elevation. Access to the loft space.

BEDROOM ONE

15'0" increasing to 18'3" x 9'4" (4.59m increasing to 5.58m x 2.87m)

Double UPVC aspect to the front elevation. Two radiators.



BEDROOM TWO

10'4" x 10'2" (3.15m x 3.12m)

Built in wardrobes. Radiator. UPVC rear elevation.



SHOWER ROOM

Large, panelled shower cubicle, wash hand basin and WC. Built in cupboard. Radiator. Double UPVC aspect.

OUTSIDE

The front has been concreted to provide car standing. There is then an enclosed garden to the rear, mainly laid to lawn. The property then backs onto playing fields.



The property is in council tax band A (www.Mansfield-dc.gov.uk).

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. MA5774/10.4.25

