



**45 Forest Road,
Clipstone Village, Nottinghamshire NG21 9DU**

- A TWO DOUBLE BEDROOMED TRADITIONAL, MID-TOWN HOUSE
- CURRENT RENT ONLY £545PCM, WITH THE LAST INCREASE BEING IN MARCH 2024
- ENTRANCE HALL AND THROUGH LOUNGE WITH FREESTANDING CONTEMPORARY FIREPLACE
- LARGE MAIN BEDROOM, SECOND DOUBLE BEDROOM AND BATHROOM WITH WHITE SUITE
- AMPLE CAR STANDING IS AVAILABLE TO THE FRONT OF THE PROPERTY AND ENCLOSED GARDEN
- THE TENANTS, WHO HAVE LIVED HERE MANY YEARS, ARE TO REMAIN
- COMBINATION BOILER, DOUBLE GLAZING, AND ELECTRICAL CONDITION REPORT DATED 2022
- SEPARATE DINING ROOM AND FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- FIRST FLOOR COULD BE RE-CONFIGURED TO PROVIDE THREE BEDROOMS AND BATHROOM
- TIERED REAR GARDEN, WITH ARTIFICIAL AND REAL LAWN AND OVERLOOKING ALLOTMENTS

£150,000

VIEWING:

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

DIRECTIONS:

Proceed onto Bath Lane, which then becomes Ravensdale Road. Turn left at the junction onto Sherwood Hall Road and continue through Forest Town. As you enter Clipstone, turn left onto Seventh Avenue. At the end of here, turn right onto Forest Road and the property is further down here, set back from the road, on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door. Stairs rising to the first floor.

LOUNGE

17'9 x 10'6 (5.41m x 3.20m)

UPVC double glazed aspect to front and rear. Two radiators, coving and dado rail. Unusual, freestanding fireplace with inset living flame electric fire.

DINING ROOM

11'10 x 10'1 (3.61m x 3.07m)

UPVC double glazed front aspect, radiator, coving and dado rail.

KITCHEN

16'4 x 7'4 (4.98m x 2.24m)

Including a range of base and eye level units, work surfaces and single sink unit and drainer. Integrated electric oven, hob and cooker hob. Wall mounted combination boiler. Under stair cupboard. Radiator, UPVC door and window to the rear and consumer unit (inspected in 2022).

FIRST FLOOR

LANDING

UPVC double aspect. Radiator.

BEDROOM ONE

17'9 x 10'6 (5.41m x 3.20m)

UPVC double glazed aspect to front and rear. Two radiators.

BEDROOM TWO

12'1 x 9'9 (3.68m x 2.97m)

Built in wardrobe, radiator and UPVC double glazed front elevation.

BATHROOM

Comprising bath with gravity fed mixer shower to the taps, wash hand basin and WC. UPVC obscure glaze window, radiator and tiled and panelled surrounds.



The same style of house within the village offers three bedroomed accommodation, rather than two. This is achieved by re-siting the bathroom onto the landing area and what is now the bathroom becomes bedroom 3.

OUTSIDE

There is a large communal parking area to the front of the property. There is then an enclosed garden. To the rear, the garden is on three levels, two with artificial grass, one with natural grass. The back then enjoys views over the adjacent allotments.

PLEASE NOTE

The property is well maintained throughout. The absence of internal photographs is simply to provide privacy to the tenants.

The property is in council tax band A (Newark and Sherwood 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.

MA5839/10.10.2025

