



14 Dunbar Drive
Mansfield, NG19 6TP

Guide Price £120,000

No Onward Chain - Situated in a highly desirable area close to local amenities, transport links, and within easy reach of Kings Mill Hospital, this well-presented Ground Floor Maisonette is ideal for first-time buyers, downsizers, or investors. The property comprises an Entrance Hall, a generously sized Lounge, a fitted Kitchen, Two Double Bedrooms, and a modern Shower Room. Outside, there is a private enclosed rear garden, perfect for relaxing or entertaining, as well as a single garage providing secure off-road parking or additional storage.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY – Mansfield District Council

TENURE - Leasehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Situated on the edge of Mansfield and conveniently located close to Morrisons and King's Mill Hospital, the property is perfectly positioned for local amenities and facilities as well as the daily commuter via Sutton Road, the A38 and M1.

ACCOMMODATION

ENTRANCE HALL

With double glazed door gives access to entrance hall with radiator, storage cupboard and door off to lounge.

LOUNGE

18' 3" x 11' 9" (5.56m x 3.58m) With double glazed window to side elevation and radiator.

KITCHEN

9' 0" x 8' 11" (2.74m x 2.72m) With a range of wall and floor mounted units, electric oven, Boshe electric hob with extractor over, under work surface washing machine and dishwasher, work surface having stainless steel single drainer sink unit, splash tiled surround, Logik fridge/freezer and double glazed window to front elevation.

INNER HALLWAY

BEDROOM 1

14' 1" x 8' 10" (4.29m x 2.69m) With double glazed window to side elevation, radiator and fitted wardrobes.

BEDROOM 2

7' 9" x 10' 0" (2.36m x 3.05m) With double glazed window, double glazed door providing access to enclosed side garden, fitted wardrobes.

SHOWER ROOM 5' 5" x 8' 7" (1.65m x 2.62m) With shower cubicle, pedestal wash hand basin, low level WC, opaque double glazed window, half tiled surround, heated towel rail and double vanity cupboard.

OUTSIDE

To the front of the property is a lawned area with flower/shrub bed, external tap. To the rear there is an enclosed garden having flagstone patio area, external light, side hand gate, fence and brick boundary.

GARAGE

7' 9" x 15' 11" (2.36m x 4.85m) With electric up-and-over door, light and power.

LEASEHOLD INFORMATION

Length of Lease -99 years

Years Remaining on Lease - 46 years

Annual Ground Rent - £15.00

Ground Rent Reviewed - N/A

Annual Service Charge Amount - N/A

Service Charge Reviewed - N/A

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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