

Mansfield Road,

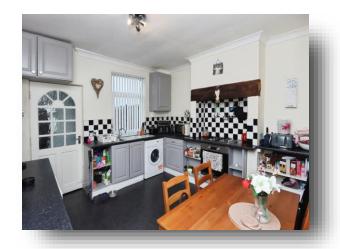
william h brown

welcome to

Mansfield Road,

****LEGAL FEES PAID****T&Cs apply 3 bedroom mid terrace property situated within the popular village of Killamarsh. Ideally suited for first time buyers the property is worth a look and has lovely elevated views to the rear.













Lounge

11' 6" x 11' 5" (3.51m x 3.48m)

Having an entrance door, front facing double glazed window and radiator. A feature of the room is the fireplace.

Inner Hall

Stairs leads to the first floor accommodation.

Dining Kitchen

12' 7" x 11' 4" (3.84m x 3.45m)

Having a range of wall and base units, inset sink and rolled edge work surfaces with tiled splash backs. Electric oven and hob, space and plumbing for washing machine. Rear facing double glazed window, radiator and a door leads to the porch.

Porch

Having a door leading to the outside.

Landing Bedroom One

12' 5" x 8' 5" (3.78m x 2.57m)

Front facing double glazed window and radiator.

Bedroom Two

8' 7" x 6' (2.62m x 1.83m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath bath with mixer tap attachment, shower cubicle, wc and wash hand basin. rear facing double glazed window and heated towel rail.

Attic Bedroom

16' 8" x 9' 4" (5.08m x 2.84m)

Rear facing double glazed window and radiator.

Garden

To the rear of the property is a yard with artificial grass.

legal Fees Paid T&cs

The property is being sold through our clients Part

Exchange/Assisted Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction
Should a purchaser wish to instruct their own conveyancers the contribution will not apply.





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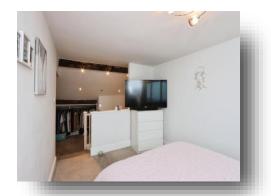
****LEGAL FEES PAID****T&Cs apply

- Mid terrace property
- Three bedrooms
- May suit first time buyers
- Good access to local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£120,000









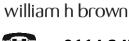
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114742



Property Ref: CPK114742 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.