



Avondale Oak Bank Close, Mansfield NG19 7BW

welcome to

Avondale Oak Bank Close, Mansfield

- FOUR BEDROOM
- DETACHED FAMILY HOME
- DOUBLE GARAGE & LARGE DRIVEWAY
- PRIVATE DRIVE
- LARGE PORCH STORAGE AREA

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£550,000

Entrance Porch

14' 1" x 10' (4.29m x 3.05m)
Storage & garage access

Dining Room

19' 8" x 9' 10" (5.99m x 3.00m)

Lounge

20' 6" x 13' 10" (6.25m x 4.22m)

Kitchen Diner

17' 8" x 19' 8" (5.38m x 5.99m)
Fridge Freezer, dish washer, space & plumbing for washing machine & tumble dryer, induction Hob, Log Burner.

Bedroom Four/Study

12' 10" x 7' 9" (3.91m x 2.36m)

Downstairs Wc

Principle Suite

14' 10" x 13' 9" (4.52m x 4.19m)

Dressing Room

9' 8" x 7' 3" (2.95m x 2.21m)
Built in wardrobes

En Suite

Double walk in shower, hand basin & wc

Bedroom Two

13' 3" x 9' 11" (4.04m x 3.02m)

Bedroom Three

10' 9" x 9' 11" (3.28m x 3.02m)

Family Bathroom

Shower over bath

Agents Note

Under the terms of the Estate Agency

Act 1979 (Section 21) please note that the vendor of this property is an associate of an employee of the Connells Group



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Property Ref:

KBY109554 - 0004

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 guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

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