

Forest Rise, Warsop Mansfield NG20 0LL

welcome to

Forest Rise, Warsop Mansfield

Offered for sale is this well presented and maintained TWO bedroom DETACHED bungalow ideally located in the town of Warsop. This prime location offers an array of essential amenities and excellent transport links. Early viewings are highly recommended to fully appreciate the property on offer.













Forest Rise, Warsop Entrance Hall

Entrance to this lovely bungalow via the side facing entrance door with access to the storage cupboard.

Lounge

17' 8" x 11' into recess (5.38m x 3.35m into recess) Front facing double glazed window, fireplace with electric fire, radiator, TV and telephone point.

Kitchen

14' 4" x 8' 6" (4.37m x 2.59m)

Fitted with a range of wall and base units along with worksurfaces incorporating asterite sink and drainer with splashback tiling, vented cookerhood, plumbing for washing machine, fridge/freezer, radiator, front facing double glazed window and a door to the side.

Bedroom One

12' 2" \times 11' into robes ($3.71m \times 3.35m$ into robes) Rear facing double glazed window, fitted wardrobes, radiator, TV point and coving.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

Side facing double glazed window, fitted wardrobes, radiator and TV point.

Sun Room/ Bedroom Three

10' 7" x 7' 9" (3.23m x 2.36m)

Rear facing double glazed window, radiator, TV point and rear patio doors.

Family Bathroom

With a modern three piece suite comprising of vanity wash hand basin, WC, bath and mains shower over, full tiling, extractor fan, ladder radiator, tiled flooring and side facing double glazed window

Exterior

With a large driveway and car port providing off street parking with shrub borders and weatherproof sockets.

To the rear is an enclosed garden with paved patio

area, two sheds, flower and shrub borders.

Garage

17' 5" \times 9' 2" (5.31m \times 2.79m) Side facing double glazed window, power and lights, up and over doors.





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- **COUNCIL TAX BAND: B**
- ** GUIDE PRICE OF £220,000 TO £240,000 **
- DRIVEWAY & GARAGE PROVIDING AMPLE OFF STREET PARKING
- LOW MAINTENANCE GARDEN TO THE REAR
- TWO RECEPTION ROOMS & TWO DOUBLE **BEDROOMS**

Tenure: Freehold EPC Rating: D

quide price

£220,000









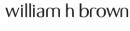
Please note the marker reflects the postcode not the actual property

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Property Ref: WKS114220 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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) 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or





01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA



williamhbrown.co.uk

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