



****CUL DE SAC LOCATION**NEW CARPETS**VIEWS TOWARDS THE PARK****

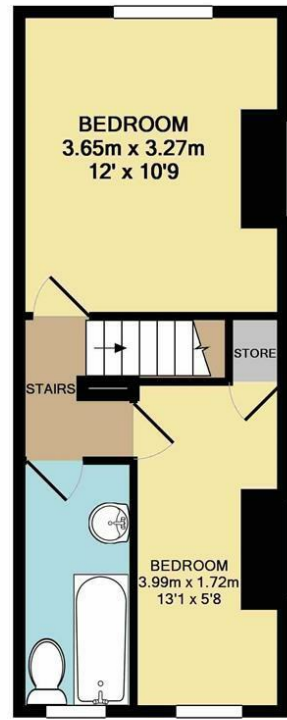
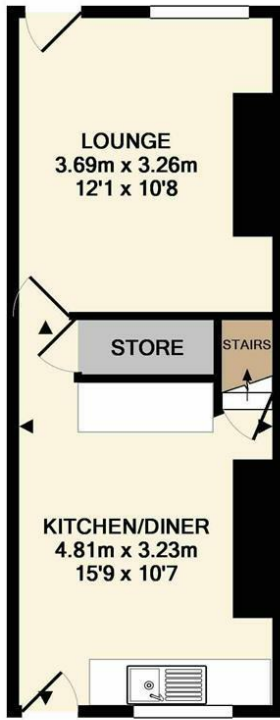
This is a two bed (one double and one single) mid terraced property in a cul de sac location with views across the park. Close to the local amenities and close to the town centre, commuter routes and M1.

The property downstairs has a modern dining kitchen and pantry and lounge. To the upstairs is a modern bathroom with white suite, a single bedroom with storage and a double bedroom with views across the park. To the front is a courtyard and to there is a south facing fully enclosed garden. Use of communal car park. With uPVC Double Glazing and Gas Central Heating.

****VIDEO TOUR AVAILABLE****

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

- CUL DE SAC LOCATION
- ACCESS TO COMMUNAL CAR PARK
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- NEW NEUTRAL CARPETS AND NEUUTRAL DECOR
- SPACIOUS DINING KITCHEN AND PANTRY
- CLOSE TO TOWN CENTRE/BUS ROUTES AND MAIN COMMUTER ROUTES
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- ONE DOUBLE AND ONE SINGLE BEDROOM
- VIEWS ACROSS PARK
- SOUTH WEST FACING REAR ENCLOSED GARDEN



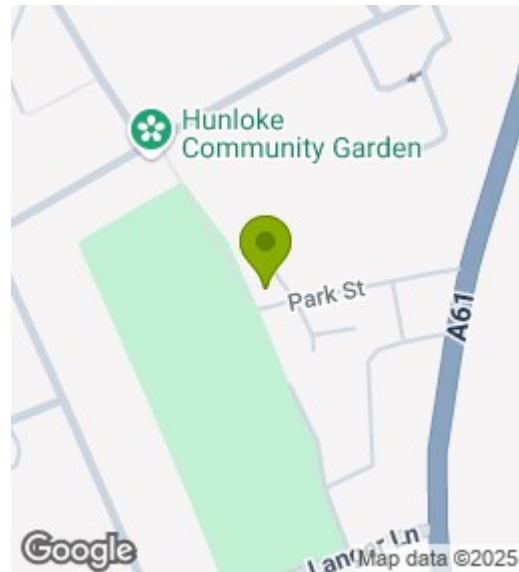
GROUND FLOOR
APPROX. FLOOR
AREA 25.9 SQ.M.
(278 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 26.1 SQ.M.
(281 SQ.FT.)

TOTAL APPROX. FLOOR AREA 51.9 SQ.M. (559 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| A (92-101) | 91 |
| B (81-91) | 68 |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| A (81-91) | 92 |
| B (69-80) | 66 |
| C (55-68) | |
| D (39-54) | |
| E (21-38) | |
| F (1-20) | |

England & Wales EU Directive 2002/91/EC

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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