



95 Worcester Avenue, Mansfield Woodhouse NG19 8QY
Offers Around £165,000

Perfect for those contemplating retirement or working couple seeking a home with all of the advantages to be gained from single storey living.

- WELL MAINTAINED
- PLEASANT GARDEN ROOM
- POPULAR LOCATION
- NOW VACANT
- LOUNGE WITH OPEN FIRE

DESCRIPTION AND SITUATION

The sale of this detached bungalow will be of immediate interest to the discerning homeowner who is contemplating retirement as well as the working couple looking for a home offering all the advantages to be associated with single storey living.

The property provides comfortable living accommodation complemented by two double bedrooms. There is a pleasant, attached garden room providing delightfully sunny additional accommodation.

The property is situated within a popular and established residential location gaining good, vehicular access into the centre of Mansfield Woodhouse with all of its facilities.

The property is now vacant. As such, early possession is readily available since there will be no "chain" forming above. The property is offered at a competitive price and we have no hesitation in recommending an early inspection.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

ENTRANCE HALL

With central heating radiator.

KITCHEN 7'10" x 9'7" (2.41m x 2.93m)

Equipped with base and wall mounted storage cupboards including a stainless steel single drainer sink unit, four ring ceramic hob/oven, plumbing for washer, space for fridge. Double glazed window and central heating radiator.



LOUNGE 16'1" x 10'8" (4.92m x 3.26m)

Featuring an open fire set within a marble surround - perfect for relaxation on a winter evening. Double glazed oriel window to the front. Central heating radiator and coving to the ceiling.



BEDROOM 9'10" x 13'9" (3.02m x 4.2m)

With in-built cupboard containing the wall mounted gas boiler, double in-built wardrobe, further fitted wardrobe, double glazed window and central heating radiator.

**BEDROOM 8'10" x 9'10" (2.7m x 3.01m)**

Double glazed window and central heating radiator.

**BATHROOM/WC**

Equipped with a bath with electric shower, rail and curtain above, wash hand basin, WC. Central heating radiator and double glazed window.

**OUTSIDE**

There is a forecourt garden in front of the property. A concrete driveway provides off street parking. At the rear of the property there is a detached garage of concrete sectional construction (6.22m x 2.42m). There is a useful, attached garden room constructed of PVCU (2.65m x 2.65m with ceramic floor tiling). The rear gardens comprise flower beds, herbaceous borders and there is a greenhouse included plus coal bunker.



GARDEN ROOM**OUTSIDE PHOTOGRAPHS****TENURE**

Freehold with Vacant Possession upon completion.

SERVICES

All mains services are available and connected. Drainage is to the main sewer. Worcester Avenue is made up and is an adopted highway repairable at the public expense.

VIEWING

Arranged with pleasure via the sole selling agent.

EPC**COUNCIL TAX**

The local authority is Mansfield District Council. The property is listed within Band B for Council Tax purposes.

Worcester Avenue, Mansfield Woodouse



DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	66
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		