



17 Thorney Court, Mansfield NG18 4NP

Offers Around £120,000

MOVE STRIAIGHT IN ! An immaculately appointed, refurbished, modern semi detached home perfect for the First Time Buyer or prudent Investor.

- Affordable starter home
- Comfortable lounge
- Smart new kitchen
- Separate but adjoining dining room
- Easy to maintain gardens
- Now vacant

DESCRIPTION AND SITUATION

The sale of this modern semi detached home will be of immediate interest to the first time buyer or working couple. It will also appeal to the prudent investor.

The property has recently been nicely refurbished to include the provision of a smart new kitchen with oven and hob, a separate utility room, refurbished bathroom and complete redecoration throughout. New floor coverings have been laid making it a property that is suitable for immediate occupation.

The property provides a practical layout. There is a comfortable lounge. The kitchen has a separate but adjoining dining area and there are three bedrooms on the first floor.

The property has the benefit of a gas fired central heating system, double glazing and, according to the Energy Performance Certificate, cavity wall insulation has been installed in the past helping to promote economy.

The property lies approximately 3.5 miles from Mansfield town centre. It lies in close proximity to the Local Primary School. It is situated in an area where there is high demand for rented accommodation and low availability on the rental market which will make it an attractive proposition for any prudent investor.

The property is now vacant. As such, early possession is readily available (subject only for formal completion) since there will be no "chain" forming above.

An early inspection is thoroughly recommended.

ACCOMMODATION

The accommodation comprises:

ENCLOSED STORM PORCH 10'1" x 3'8" (3.08 x 1.12)

Double glazed windows to three elevations.

**HALL 7'0" x 4'7" (2.15 x 1.42)**

Central heating radiator.

LOUNGE 10'2" x 14'1" (3.12 x 4.31)

Two central heating radiators and double glazed window.

**DINING KITCHEN COMPRISING:****KITCHEN 8'0" x 7'6" (2.45 x 2.31)**

Equipped with smart new fittings creating a stylish working environment. Stainless steel single drainer sink unit, four ring electric hob/oven with extractor fan above. Double glazed window. Ceramic floor tiling, understairs storage cupboard. Open to:



DINING AREA 11'2" x 9'6" (3.42 x 2.9)

With ceramic floor tiling, central heating radiator, staircase giving access to the first floor accommodation, patio door to rear gardens. Cupboard with wall mounted gas boiler.



UTILITY ROOM 6'2" x 4'5" (1.9 x 1.37)

Leading from the kitchen and equipped with base and wall mounted storage cupboards plus plumbing for washer.

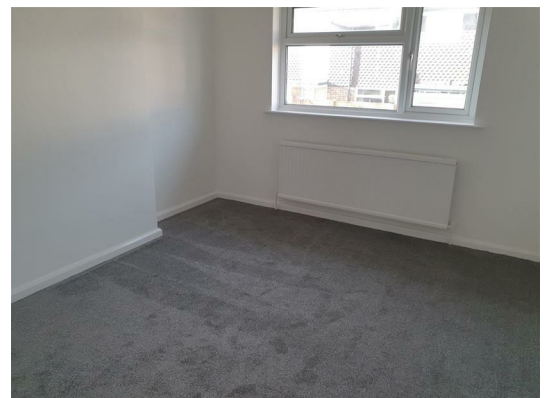


FIRST FLOOR

LANDING

BEDROOM 10'2" x 13'6" (3.12 x 4.14)

Double glazed window and central heating radiator.



BEDROOM 8'1" x 9'6" (2.48 x 2.91)

In built wardrobe, double glazed window and central heating radiator.



BEDROOM 9'6" x 5'1" (2.91 x 1.56)

Double glazed window and central heating radiator.



BATHROOM 5'4" x 7'2" (1.65 x 2.19)

Equipped with a bath with shower from mixer tap and screen above, wash hand basin, full height tiling to the walls. Ceramic floor tiling, Chrome radiator.



SEPARATE W.C

With low level W.C, ceramic floor tiling, double glazed window and central heating radiator.

OUTSIDE

The gardens have been landscaped with low maintenance in mind. The rear gardens are mostly paved with gravel beds. There is a wide forecourt garden covered in gravel surrounded by fencing.

**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the sole selling agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer.

COUNCIL TAX BAND - A

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.

