



2 Hayman Close

Mansfield Woodhouse, Nottinghamshire NG19 8BP

£195,000

- AN IMMACULATE THREE BEDROOM SEMI-DETACHED PROPERTY.
- ENTRANCE HALL WITH DOG-LEG STAIRCASE AND GROUND FLOOR WC.
- THREE BEDROOMS AND BATHROOM (MAINS SHOWER AND MIXER).
- PRIVATE ENCLOSED GARDEN TO THE REAR WITH PATIO AND LAWN.
- CONTEMPORARY LIVING, WITH GAS CENTRAL HEATING AND DOUBLE GLAZING.
- LOUNGE AND HIGH QUALITY FITTED DINING KITCHEN (OVEN AND HOB).
- TWO SEPARATE DRIVEWAYS AND OPEN PLAN FRONT GARDEN.
- QUIET CUL DE SAC LOCATION, CLOSE TO LOCAL AMENITIES.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS:

From Mansfield, head onto Woodhouse Road and then Leeming Lane South. Fork left onto Mansfield Road, which then becomes Church Hill. Turn right at the mini islands onto Welbeck Road. Left onto Portland Street, left onto Digby Court and Hayman Close is then on the right.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

A pleasant reception area with dog-leg staircase, radiator and laminate flooring.

CLOAKROOM

Having wash hand basin and WC. Radiator and timber framed double glazed window.

LOUNGE

14'6 x 12'1 narrowing to 9'2 (4.42m x 3.68m narrowing to 2.79m)

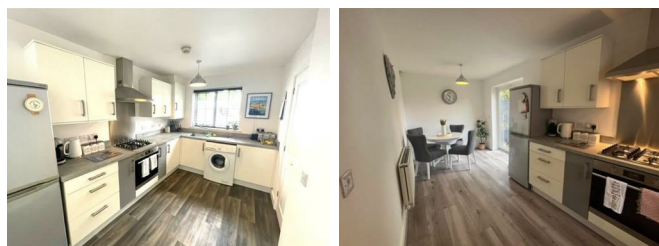
wooden double glazed aspect, radiator, ceiling cornice and understair cupboard.



DINING KITCHEN

19'2 x 7'6 (5.84m x 2.29m)

A room of real style and quality. Having a range of high gloss base and eye level units, wrapped work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Cupboard housing gas combination boiler. Radiator, double glazed front aspect and double glazed doors to the rear garden.



DINING KITCHEN



LANDING

Radiator and access to the available loft space.

BEDROOM ONE

13'2 x 9'7 (4.01m x 2.92m)

Double glazed aspect. Radiator.



BEDROOM TWO

9'2 x 8'6 (2.79m x 2.59m)

Double glazed aspect. Radiator.



BEDROOM TWO



BEDROOM THREE

9'3 x 7'1 (2.82m x 2.16m)

Double glazed aspect. Radiator.

BATHROOM

Comprising panelled bath, wash hand basin and WC. Mains shower and mixer shower to the taps. Fully tiled bath surround, upright radiator and obscure glaze window.



OUTSIDE

The property has an open plan frontage, with driveways to either side. There is an enclosed garden to the rear, with lawn and patio.



MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

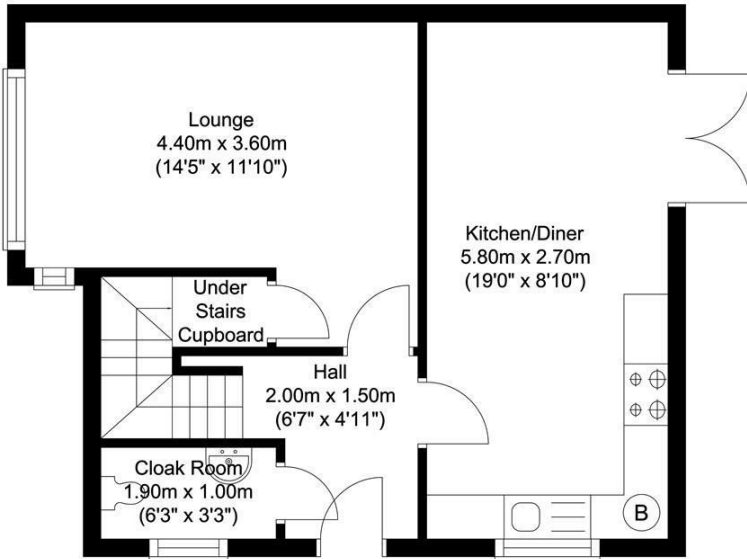
FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

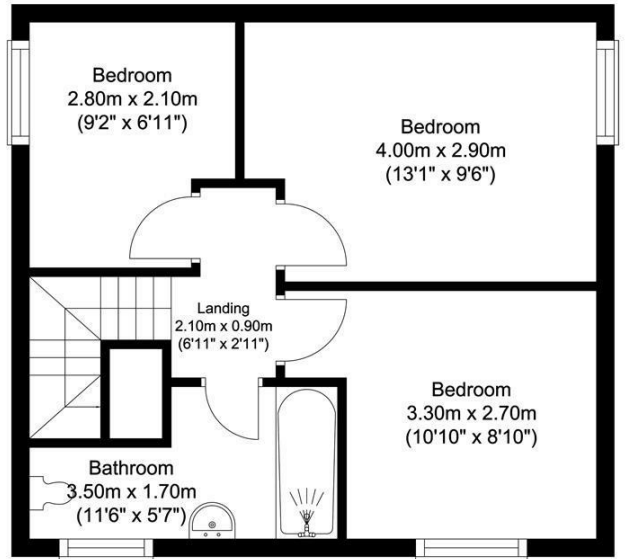
AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5421/30/06/2022.

Hayman Close, Mansfield Woodhouse



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(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	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

