



Westbrook Drive
Rainworth Mansfield



Westbrook Drive Rainworth Mansfield NG21 0FB

for sale guide price
£160,000



Property Description

The perfect, two bedroom detached bungalow situated in the sought after village of Rainworth that is ideally located to great road links and sits on a quiet and well presented neighbourhood! A viewing is recommended to appreciate this property in full but briefly comprises of; entrance hall, fitted kitchen, spacious lounge, two good sized bedrooms, conservatory and fitted shower room with walk in shower. Externally the property sits back from the road with a presentable frontage, driveway parking with access to the garage and then a well matured and secure garden to the rear. The property also benefits from air heat pump heating which was fitted 5 years ago and is very energy efficient!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they

will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Accessed via composite door leading into the hallway where there is carpet flooring, a radiator, cupboard housing the alarm system and control for the heating and opening to the lounge.

Lounge

16' 2" x 11' 3" Max (4.93m x 3.43m Max)
Having double glazed window to the front elevation, gas fireplace, carpet flooring and a radiator.

Kitchen

Fitted with matching wall and base units with work surfaces over, integrated electric oven with electric hob and cooker hood over, a radiator, space for fridge freezer, tiled splashbacks and tiled flooring.

Conservatory

12' 9" x 9' 11" (3.89m x 3.02m)
Being of double glazed construction with electric heater, tiled flooring and door leading out to the garden.

Bedroom One

.13' 10" x 10' 7" Into wardrobe (4.22m x 3.23m Into wardrobe)
Having fitted wardrobes, double glazed window to the rear elevation, carpet flooring and a radiator.

Bedroom Two

9' 11" Plus door recess x 9' 3" (3.02m Plus door recess x 2.82m)
Having carper flooring, double glazed French doors leading into the conservatory and loft access with ladder, electrics and partly boarded.

Bathroom

Having walk-in shower with electric shower and tiled splashback, pedestal wash hand basin and low level W.C, double glazed window to the side elevation, a radiator, partly tiled splashbacks and vinyl flooring.

Outside

To the front the property has a concrete driveway providing off road parking, a laid lawn section with border inset with shrubs and bushes and pebbled section.

To the rear is a low maintenance garden with patio area, pebbled section, borders, heat pump for the shower and enclosed by fencing.

Garage

9' 1" x 19' 11" Plus door recess (2.77m x 6.07m Plus door recess)

Having electric up and over door, light and power and window to the side elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208082



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