



Rannoch Drive
Mansfield





Property Description

* No onward chain *

Burchell Edwards are proud to present this well presented and practical, two bedroom maisonette located on Rannoch Drive in Mansfield.

Rannoch Drive is a 1st floor maisonette with a garage which sits within a separate block, and is a leasehold property. The current owners have extended the lease and it currently has 118 years remaining with low ground rent charges. - Please contact us for more information on this.

In short, Rannoch drive situates in a very sought after location due to its position, being within a close proximity to Kings Mill Hospital, other amenities and having great road links and public transport routes.

To the front of the property is a lawned area just separating the property from the road and to the side of Rannoch Drive is a block of garages, where the allocated garage for this property is.

Upon entry you have an entrance hallway leading you up a set of stairs to the landing, which opens up through to the lounge. The lounge is a generous space and is carpeted to finish with electric fire, then leading through you have a fully fitted kitchen with an integral oven.

Towards the rear of the property are two double bedrooms, with bedroom one having a full set of fitted wardrobes, then to complete a three piece family bathroom with a walk in electric shower.

The rear garden is separate, being low maintenance.

Now we expect this to receive a lot of interest so please do contact us to discuss this further.

Entrance Hallway

Upon entering through the UPVC front door you are met with a carpeted entrance leading you up a set of stairs to the landing, which has a UPVC DG window to the side and a wall

mounted radiator.

Lounge

17' 9" x 11' 6" (5.41m x 3.51m)

The lounge is a generous space and has a large DG UPVC window to the front elevation. There are two wall mounted radiators, carpeted flooring fit to finish and a electric fire set within a gorgeous fireplace.

Kitchen

9' 4" Into recess x 9' 3" Into recess (2.84m Into recess x 2.82m Into recess)

Furnished with matching wall and base units for storage, which incorporate worktops with a UPVC sink and drainer with mixer taps. Across the worktops are tiled splashbacks and the flooring is laminate fit. To the side you have a DG UPVC window and to complete the kitchen is a fitted electric oven with an electric hob and cooker hood above.

Shower Room

The shower room is in great condition and has vinyl fit flooring. To the side elevation is a DG opaque window and there is also a storage cupboard for towels etc. To complete the shower room is a three piece suite consisting of a ceramic toilet and ceramic sink, then a walk in electric shower with UPVC cladding to splashback.

Bedroom One

14' 4" x 8' 9" (4.37m x 2.67m)

Bedroom one is a generous sized double bedroom, with carpeted flooring fit, a DG UPVC window and radiator to the rear elevation then fitted wardrobes to complete.

Bedroom Two

.12' 6" x 7' 9" (3.81m x 2.36m)

Bedroom Two is another generous double, having carpeted flooring, a DG UPVC window to the rear and a wall mounted radiator.

Rear Garden

The rear garden is small and tidy, being low maintenance and private. It is mainly laid to lawn with a small patio seating area.

Garage

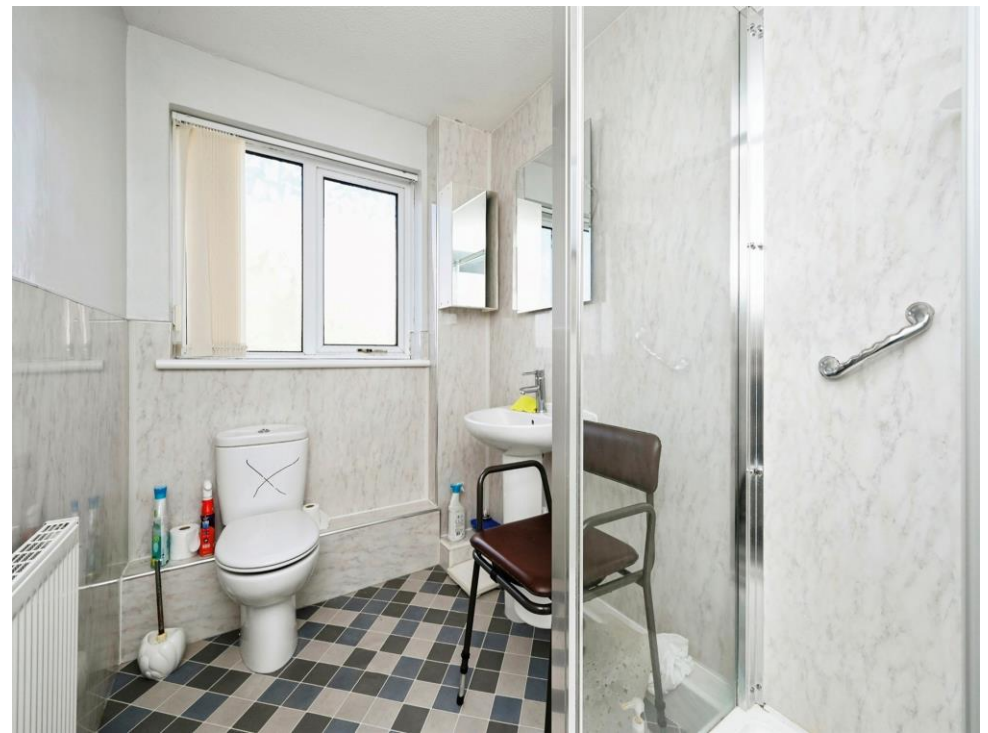
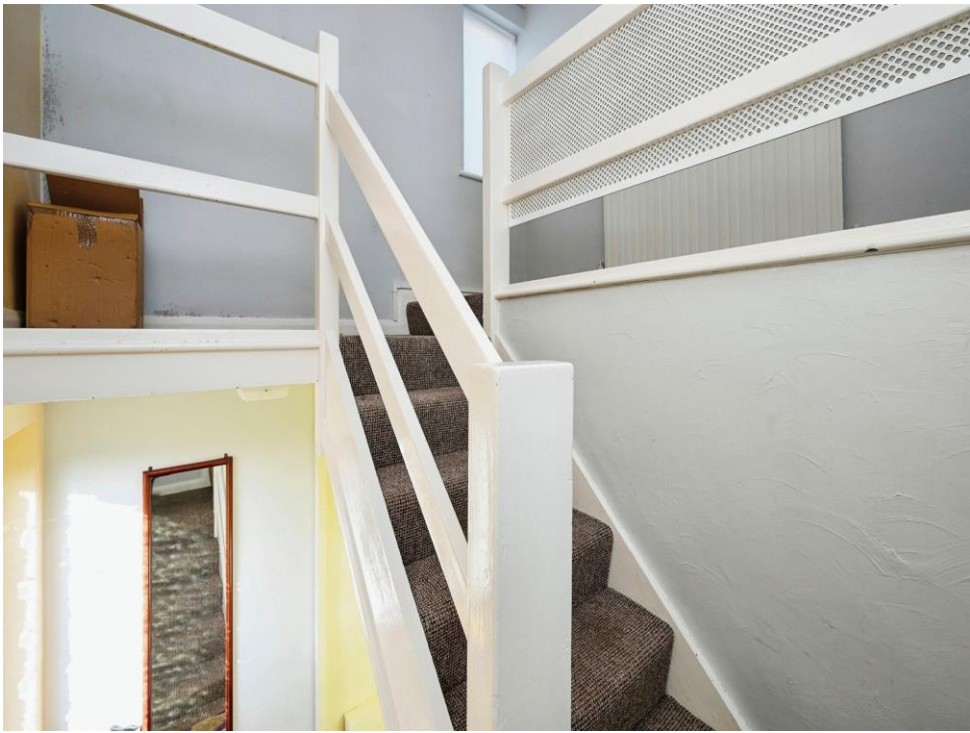
With an Up & Over sheet door.

Leasehold Information

This property is a leasehold property and has had the lease extended, there are currently 118 years remaining and there are low ground rent charges.

Please contact us to discuss further









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/MFD208245

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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