



Quines Hill Road  
Forest Town Mansfield

burchell  
edwards

# Quines Hill Road Forest Town Mansfield NG19 0NW

for sale offers over  
**£170,000**



## Property Description

Burchell Edwards are proud to present this fantastic opportunity for any investors looking to achieve a desirable link detached house for a very generous price.

This property has a tenant in situ and is open to any investors.

Quines Hill Road is a three bedroom link detached family home, located in a sought after location in Forest Town, Mansfield. Quines hill is surrounded by lots of local amenities, great schools and has fantastic road links making this location desirable for any prospective buyers.

In short, this property benefits from having off street parking to the side for two vehicles as well as further parking or storage to the garage, which is linked between this property and the neighbouring property.

Upon entry you are met with an entrance hallway which has access to the lounge as well as the stairs to the first floor. The lounge is a large space and has an archway opening to the dining room at the rear. Following on is the kitchen which has base and wall units for storage and access directly to the garden through either the dining room or kitchen.

To the first floor you have three good sized bedrooms, the master having fitted wardrobes for storage. Then the family bathroom which holds a three piece suite.

Then at the rear a private enclosed garden mainly laid to lawn.

If you are interested in this investment then please do contact the team on 01623 627727.

## Front Elevation

To the side of the property is a driveway supporting parking for two vehicles, access to the integral garage and access to the entrance hallway.

## Entrance Hallway

Through the front UPVC door you have laminate flooring fit to complete and a wall mounted radiator.

## Lounge

14' 3" x 12' 6" Max ( 4.34m x 3.81m Max )

The lounge has carpeted flooring fit with a DG UPVC window to the front and a wall mounted radiator. There is archway access to;

## Dining Room

7' 9" Min x 10' 6" ( 2.36m Min x 3.20m )

The dining room has carpeted flooring fit with DG french doors opening to the garden, a wall mounted radiator and access to the kitchen.

## Kitchen

10' 7" x 7' 5" Max ( 3.23m x 2.26m Max )

The kitchen has matching wall & base units for storage which incorporate a stainless steel sink and drainer with mixer taps, worktops and tiled splashbacks across the work surfaces. To the side elevation is a UPVC door and to the rear a DG UPVC window, then to complete vinyl flooring fit.

## Bedroom One

.12' 7" Max x 10' 1" Max ( 3.84m Max x 3.07m Max )

Bedroom one is a generous double, with carpeted flooring fit and a DG UPVC window to the front elevation. To complete are fitted wardrobes for storage.

## Bedroom Two

9' 8" Min x 9' 4" Max ( 2.95m Min x 2.84m Max )

Bedroom Two, another generous size, has carpeted flooring with a DG UPVC window to the rear and a wall mounted radiator.

## Bedroom Three

6' 10" Max x 7' 7" Max ( 2.08m Max x 2.31m Max )

Bedroom three is a single and has carpeted flooring with a DG UPVC window to the front and a wall mounted radiator.

## Family Bathroom

The family bathroom has a three piece suite, consisting of a ceramic toilet and ceramic sink basin, then a bath which has an electric shower above. There are tiled splashbacks and laminate flooring fitted and to complete, a wall mounted radiator and a DG opaque window to the rear.

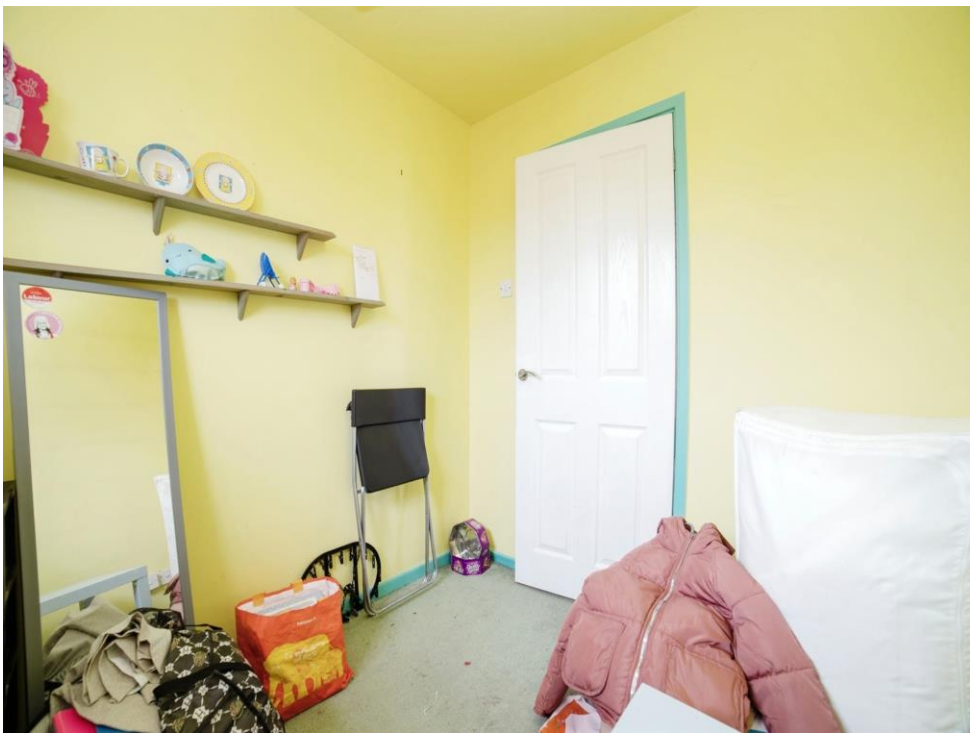
## Rear Garden

The rear garden is enclosed with fencing and has mature trees and shrubs. Being mainly laid to lawn, there is a concrete laid patio for seating and direct access to the garage.

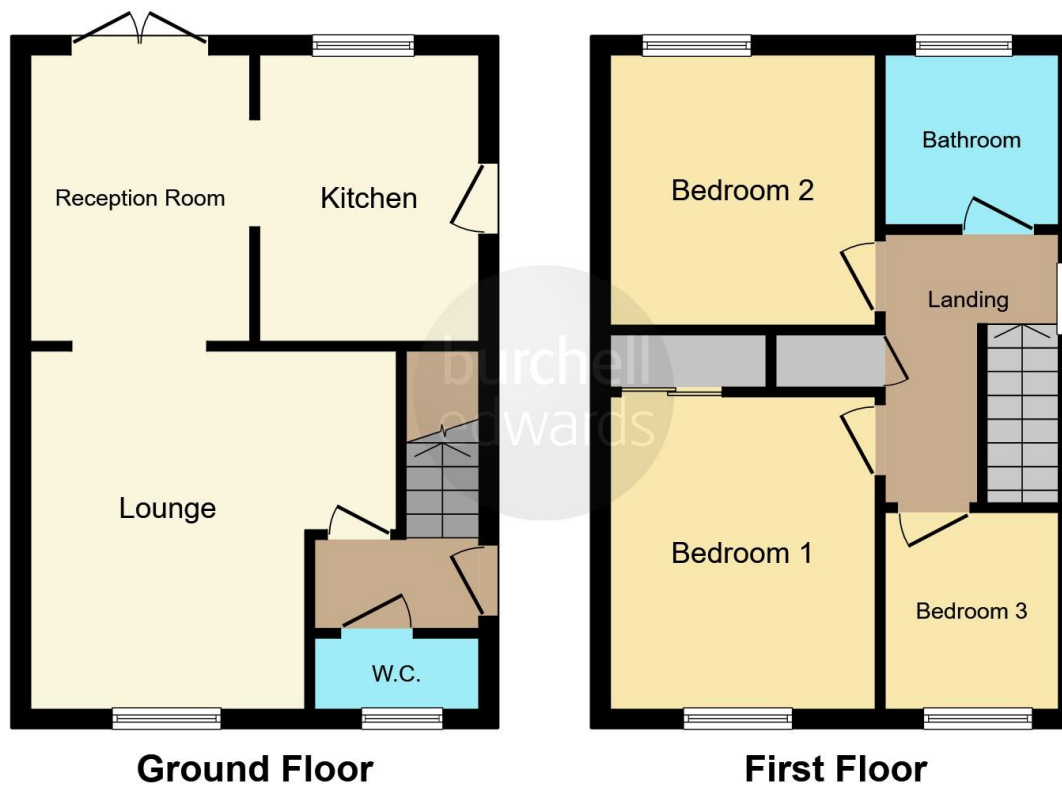
## Garage

With an up & over door and accessed from either the front elevation or rear elevation.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD208289](http://burchelledwards.co.uk/Property/MFD208289)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD208289 - 0007