



Rannoch Drive
Mansfield



Rannoch Drive Mansfield NG19 6QX

for sale offers over
£120,000



Property Description

Burchell Edwards are proud to present this fantastic first floor two bedroom flat located on Rannoch Drive, Mansfield.

Rannoch Drive has just undergone a refurbish throughout, which includes the installation of new carpeting and a new boiler, as well as having some of the bathroom renewed and decorated throughout.

This flat has just had a recent lease extension until 2169 and should be considered when offering. There is an EPC in place until 2031 and there are very little ground rent charges - £15 per calendar year

No maintenance charges

Rannoch Drive is nestled in a very sought after location due to its surroundings and being within walking distance to Kings Mill hospital and Mansfield Town centre. There are local amenities also within walking distance and a wide range of major road links.

Upon entering the property you have a small opening with stairs that leads you to the first floor, this provides access to a large lounge, the kitchen with some integral appliances, the bathroom which now benefits from a new toilet and taps, then both bedrooms. Rannoch Drive is deceptive in size and has ample storage throughout.

The parking is communal to the side of the property and at the rear, accessed from an alternate street, is further parking and a garage which sits beneath the property.

Now there is no onward chain here and this would be a fantastic investment or for any home movers looking for a low maintenance and cheap running property that requires no work.

Entrance Hallway

Accessed via UPVC door leading into the hallway with carpet flooring and stairs to the first floor.

Lounge

14' 1" Max x 14' 1" Max (4.29m Max x 4.29m Max)
Having carpet flooring, double glazed window to the rear elevation and wall mounted radiator.

Kitchen

8' 1" Max x 8' 10" (2.46m Max x 2.69m)
Having matching wall and base units with work surface over, vinyl flooring, double glazed window to the rear elevation, tiled walls, integrated electric oven, gas hob with cooker hood and a radiator.

Family Bathroom

Having vinyl flooring, double glazed opaque window to the side elevation, newly fitted W.C and wash hand basin, bath with shower over, tiled splashbacks and wall mounted radiator.

Bedroom One

11' 1" Max & Into recess x 11' Min & Into recess (3.38m Max & Into recess x 3.35m Min & Into recess)
Having carpet flooring, double glazed window to the front elevation, wall mounted radiator and integral storage.

Bedroom Two

.14' Min x 8' 11" (4.27m Min x 2.72m)
Having carpet flooring, double glazed window to the front elevation and wall mounted radiator.

Outside

Externally there is a communal area leading to a parking area with an allocated space and access to the garage at the rear.

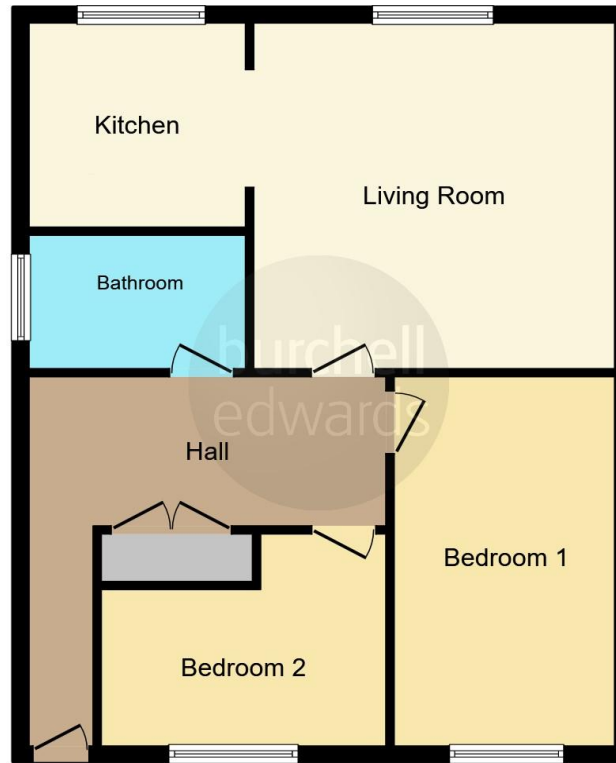
Garage

Situated at the rear and having a locked up and over door and electrics.









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/MFD208469

This is a Leasehold property with details as follows; Term of Lease 147 years from 01 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: MFD208469 - 0004