



**8 Westhill Park, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 8EJ**

**No Chain £189,950**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Three Bedrooms
- Neutral Decor & Flooring
- Gardens to Three Sides
- Cul-De-Sac Location
- Recently Refurbished Throughout
- Modern Kitchen & Bathroom
- Corner Plot Position
- Driveway, Garage & Conservatory
- Walking Distance to Amenities

A three bedroom detached bungalow occupying a corner plot towards the end of a cul-de-sac off Park Road within walking distance to Mansfield Woodhouse High Street where there are excellent amenities.

The property has been recently refurbished throughout creating a modern home ideal for people looking to downsize. There is modern and neutral decor and flooring throughout, gas central heating (combi boiler) and UPVC double glazing. The living accommodation comprises an L-shaped entrance hall, kitchen, lounge, three bedrooms and a bathroom.

The property is offered to the market with the benefit of no upward chain and viewings can be arranged by appointment with the selling agent.

## OUTSIDE

The property occupies a corner plot with gardens to the front, side and rear, and a gated driveway to the other side leads to a detached single garage. The front and side gardens are mainly laid to lawn with shrubs and trees. To the rear of the property, there is an adjoining conservatory, patio areas, borders and a lawn.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

15'9" x 9'3" max (4.80m x 2.82m max)

An L-shaped entrance hallway with radiator, wood effect vinyl floor, loft hatch, airing cupboard housing the Glow Worm combi boiler and separate cloaks cupboard.

## KITCHEN

10'9" x 7'9" (3.28m x 2.36m)

Having modern high gloss cabinets with brushed metal handles comprising wall cupboards, base units and drawers with wood effect laminate worktops above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring ceramic hob with stainless steel extractor hood above. Tiled floor, radiator, four ceiling spotlights, plumbing for a washing machine, space for a fridge/freezer and double glazed window to the front elevation.

## LOUNGE

15'9" x 10'11" max (4.80m x 3.33m max)

With radiator and floor-to-ceiling double glazed window to the front elevation.

## BEDROOM 1

11'8" x 9'5" (3.56m x 2.87m)

With radiator and double glazed window to the rear elevation.

## BEDROOM 2

12'1" max x 9'3" (3.68m max x 2.82m)

With radiator and double glazed window to the rear elevation.

## BEDROOM 3

9'5" x 7'5" (2.87m x 2.26m)

With radiator and double glazed window to the side elevation.

## BATHROOM

6'3" x 6'1" (1.91m x 1.85m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and electric shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Fully tiled walls, tiled floor, chrome heated towel rail, extractor fan, two ceiling spotlights and obscure double glazed window to the side elevation.

## ADJOINING CONSERVATORY

6'7" x 4'11" (2.01m x 1.50m)

Accessed from outside, a UPVC conservatory with double glazed windows to the side and rear elevations.

## DETACHED SINGLE GARAGE

15'10" x 8'6" (4.83m x 2.59m)

Having an asbestos roof, up and over door and side entrance door.

## VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

## TENURE DETAILS

The property is freehold with vacant possession upon completion.

## SERVICES DETAILS

All mains services are connected.

## MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







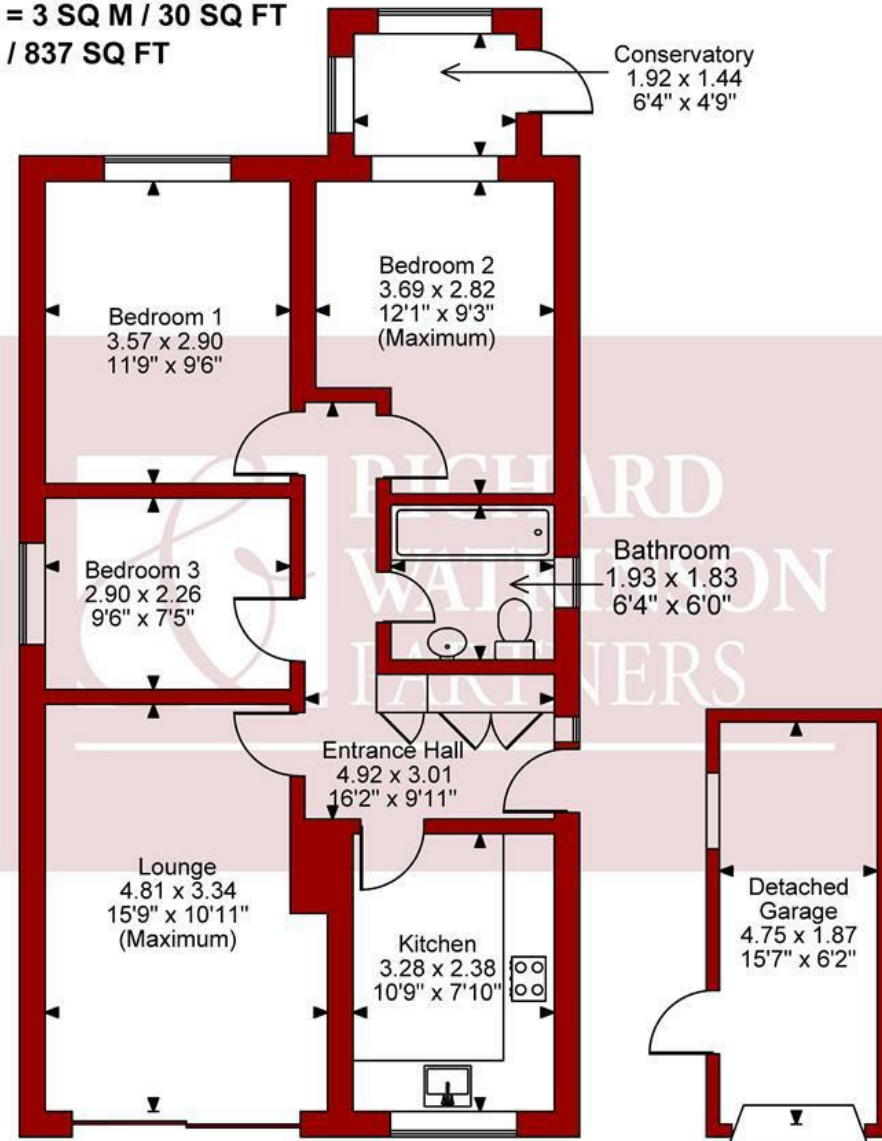








**Westhill Park, Mansfield Woodhouse**  
**Approximate Gross Internal Area**  
**Bungalow = 66 SQ M / 711 SQ FT**  
**Detached Garage = 9 SQ M / 96 SQ FT**  
**Adjoining Conservatory = 3 SQ M / 30 SQ FT**  
**Total = 78 SQ M / 837 SQ FT**



**Floorplan**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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