



**36 Rufford Drive, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9BT**

**No Chain £189,950**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Three Bedrooms
- Separate Kitchen
- Gas Central Heating (Combi Boiler)
- Detached Single Garage
- Updating & Modernisation Required
- Good Sized Lounge
- Solar Panels & UPVC Double Glazing
- South Facing Rear Garden
- Located at the end of a Cul-De-Sac

A 2/3 bedroom detached bungalow located on a quiet cul-de-sac built in the 1960s and occupied by the same family since new. The property has solar panels which are owned by the property and UPVC double glazing. The property has been re-wired, and a new gas central heating combi boiler installed both within the last 3 years.

The property would benefit from further upgrading and modernisation. The layout of living accommodation comprises an entrance lobby, lounge, inner hallway, kitchen, two double bedrooms, a dining room/bedroom three, bathroom and a separate WC.

### OUTSIDE

The property occupies a lovely position at the end of Rufford Drive with the benefit of a southerly facing rear garden. The front garden is mainly laid to gravel surrounded by block paving adjacent to a driveway. Double gates to the side of the property lead to a good sized hardstanding area which leads to a wrought iron gate providing access to the rear garden and to a detached single garage which has a flat roof. To the rear of the property, there is a hardstanding raised patio extending across the full width of the property. Steps lead down to an enclosed garden with hardstanding paths, a lawn and plants to the borders.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE LOBBY

5'3" x 3'11" (1.60m x 1.19m)

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

### STORAGE CUPBOARD

5'1" x 1'10" (1.55m x 0.56m)

Housing the consumer unit, electricity meter and wall mounted gas central heating combi boiler.

### LOUNGE

16'9" x 12'8" (5.11m x 3.86m)

With wall mounted electric fire, two radiators, coving to ceiling and double glazed windows to the front and rear elevations.

### INNER HALLWAY

12'9" x 5'7" max (3.89m x 1.70m max)

(3'0" min). With radiator and built-in storage cupboard.

### KITCHEN

9'2" max x 9'0" (2.79m max x 2.74m)

Having modern shaker cabinets comprising wall cupboards, base units and drawers with wood effect laminate work surfaces above. Inset stainless steel sink with drainer and chrome swan neck mixer tap. Integrated CDA single electric oven, four ring CDA induction hob and extractor hood above. Integrated Bosch washer/dryer. Patterned tiled splashbacks, space for a fridge/freezer and double glazed window and door to the side elevation.

### BEDROOM 1

11'6" x 8'11" (3.51m x 2.72m)

Having fitted wardrobes with hanging rail and sliding fronted doors plus additional overhead storage cupboards. Radiator and double glazed window to the front elevation.

### BEDROOM 2

11'11" x 8'7" (3.63m x 2.62m)

Having fitted wardrobes with hanging rails and shelving plus a set of five drawers. Radiator and double glazed window to the rear elevation.

### DINING ROOM/BEDROOM 3

11'9" x 6'10" (3.58m x 2.08m)

With radiator, coving to ceiling and double glazed sliding patio door leads out onto the rear garden.

### BATHROOM

5'6" x 5'4" (1.68m x 1.63m)

Having a panelled bath with shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Radiator, tiled walls and obscure double glazed window to the side elevation.

### SEPARATE WC

5'6" x 2'7" (1.68m x 0.79m)

Having a WC, tiled walls and obscure double glazed window to the side elevation.

### DETACHED SINGLE GARAGE

17'0" x 8'2" (5.18m x 2.49m)

With light point and single power point. UPVC double glazed window to the side elevation and up and over 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 07817-283-521.

### 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.









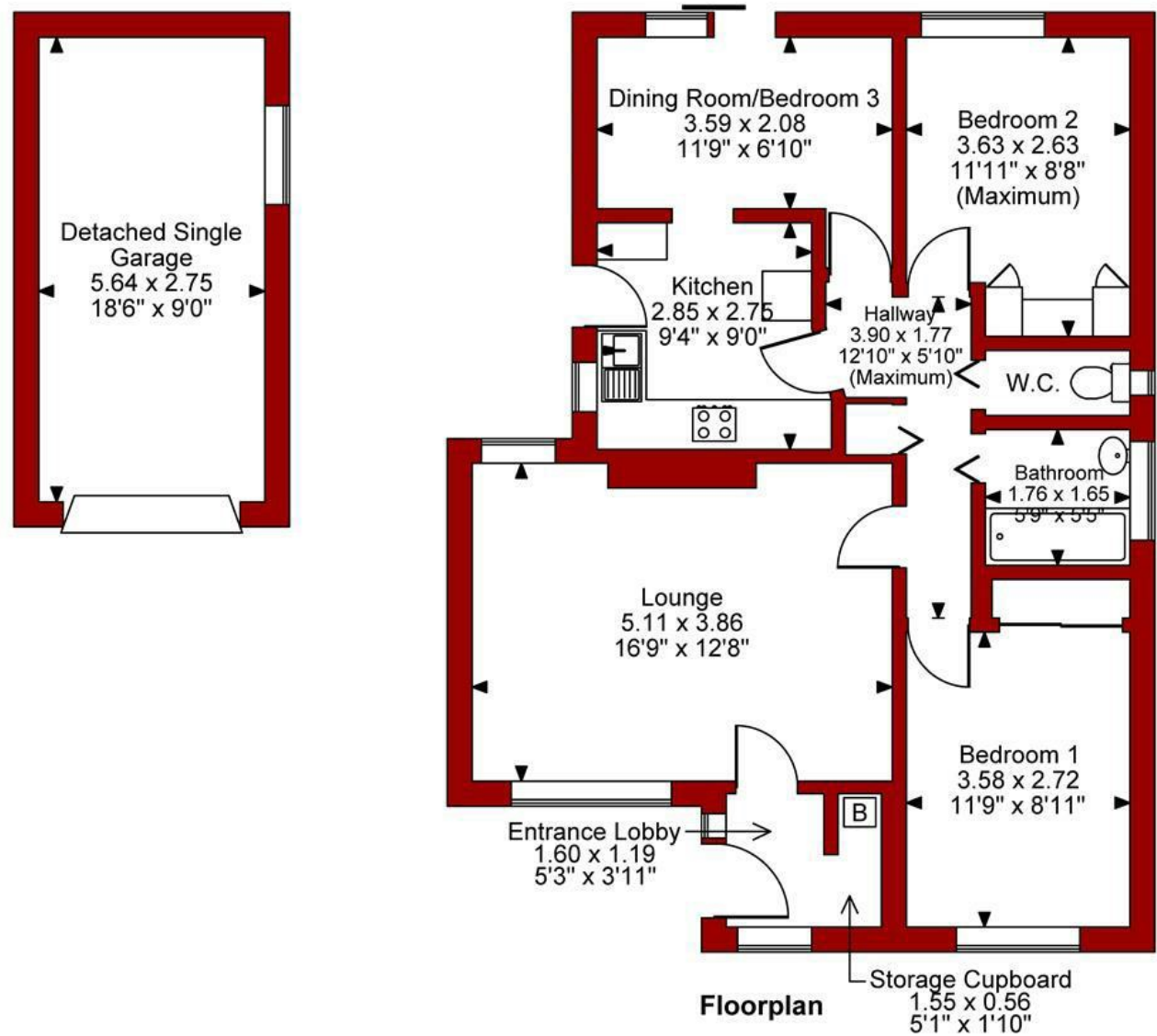




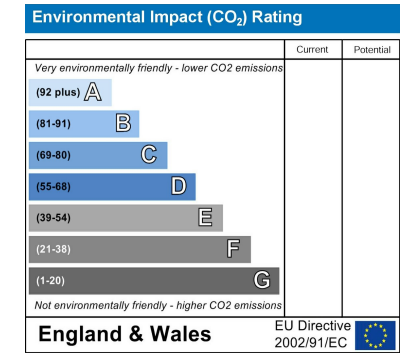
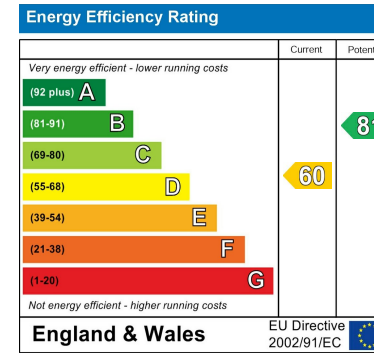




**Rufford Drive, Mansfield Woodhouse**  
**Approximate Gross Internal Area**  
**Bungalow = 73 SQ M/787 SQ FT**  
**Detached Single Garage = 16 SQ M/167 SQ FT**  
**Total = 89 SQ M/954 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.



*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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