



**9 Bird Close, Mansfield, Nottinghamshire,
NG18 4AZ**

**No Chain £240,000
Tel: 01623 626990**

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Link-Detached House
- Lounge & Separate Kitchen/Diner
- Gas Central Heating & UPVC D/G
- Low Maintenance Front & Rear Gardens
- Close Proximity to Local Amenities
- Three Bedrooms
- Solar Panels on a 25 Year Lease
- Driveway & Single Garage
- Cul-De-Sac Location
- Popular Suburban Location

A three bedroom link-detached house built by Bryant Homes in 1992 in a popular suburban location off Berry Hill Lane/Johnson Drive in a pleasant cul-de-sac position within close proximity to excellent facilities and schooling. The property benefits from UPVC double glazing, gas central heating and solar panels on a 25 year lease dated 29th April 2014 with A Shade Greener.

The layout of living accommodation comprises an entrance hall, downstairs WC, lounge and a kitchen/diner with French doors leading out onto the rear garden. The first floor landing leads to three bedrooms and a shower room.

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

Externally, there is a low maintenance gravelled front garden adjacent to a driveway which leads to an attached single garage equipped with power and light. A gate to the side of the house leads to a pathway providing access to the rear garden. To the rear of the property, there are further low maintenance gardens featuring a large paved patio, artificial lawn and borders to three sides with gravel.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With radiator and stairs to the first floor landing.

DOWNSTAIRS WC

6'5" x 4'6" max (1.96m x 1.37m max)

Having a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Radiator, consumer unit and obscure double glazed window to the front elevation.

LOUNGE

16'7" into bay x 15'1" max (5.05m into bay x 4.60m max)

With radiator, coving to ceiling, understairs storage cupboard and stairs to the first floor landing.

KITCHEN/DINER

15'1" x 8'7" (4.60m x 2.62m)

Having wall cupboards, base units and drawers with work surfaces above. Inset sink with drainer and chrome swan-neck mixer tap. Integrated electric cooker, four ring gas hob and stainless steel extractor hood above. Integrated dishwasher. Plumbing for a washing machine and space for a tumble dryer. Radiator, three double glazed windows to the rear elevation and double glazed rear door leading out onto the garden.

FIRST FLOOR LANDING

8'4" x 6'4" (2.54m x 1.93m)

Airing cupboard housing the hot water cylinder. Coving to ceiling and loft hatch.

BEDROOM 1

11'7" x 8'6" (3.53m x 2.59m)

Having fitted wardrobes with hanging rail and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 2

9'11" x 8'6" (3.02m x 2.59m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 3

8'7" x 6'5" (2.62m x 1.96m)

With radiator, coving to ceiling and double glazed window to the front elevation.

SHOWER ROOM

6'5" x 6'5" (1.96m x 1.96m)

Having a modern three piece white suite comprising a shower cubicle with electric shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Coving to ceiling, radiator and obscure double glazed window to the rear elevation.

ATTACHED SINGLE GARAGE

17'9" x 8'4" (5.41m x 2.54m)

Equipped with power and light. Up and over door. Obscure UPVC double glazed rear door giving access to the garden.

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

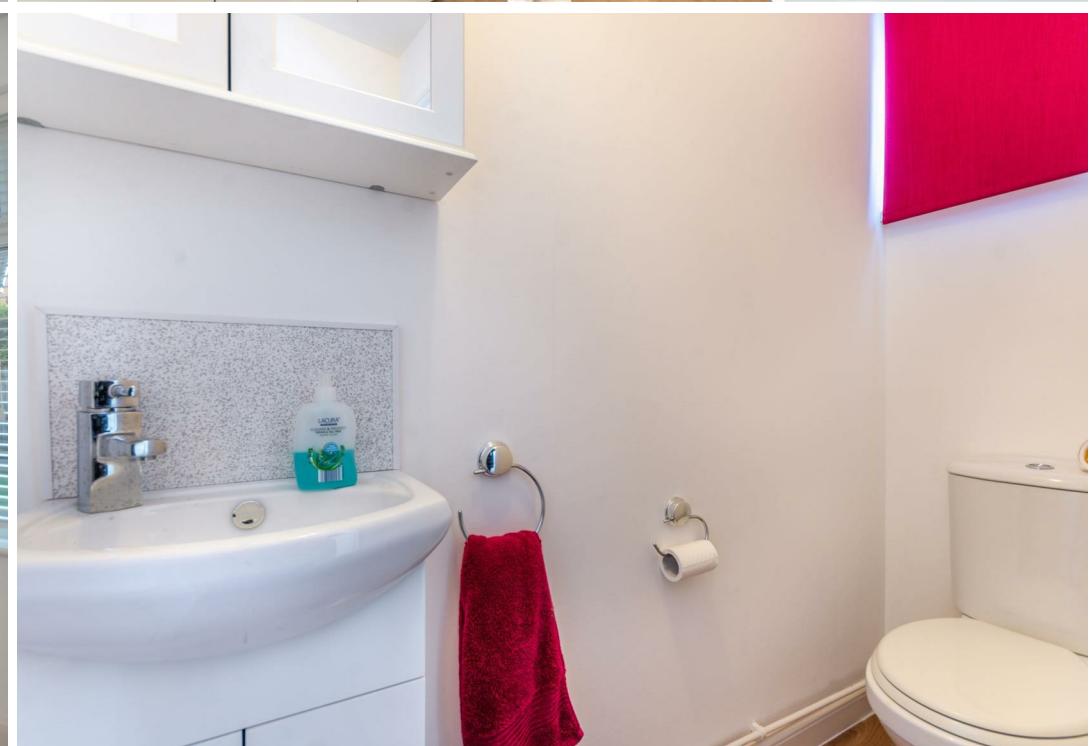
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.







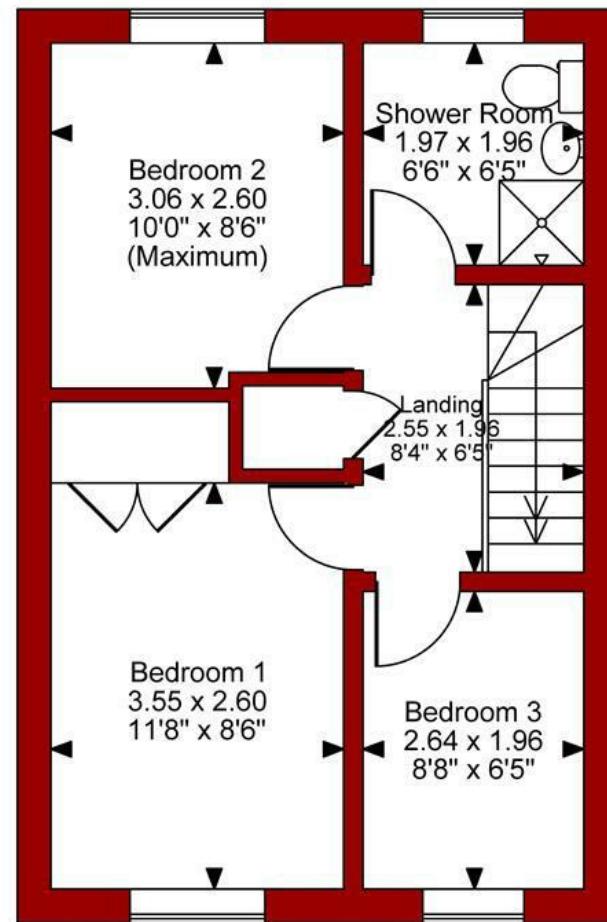
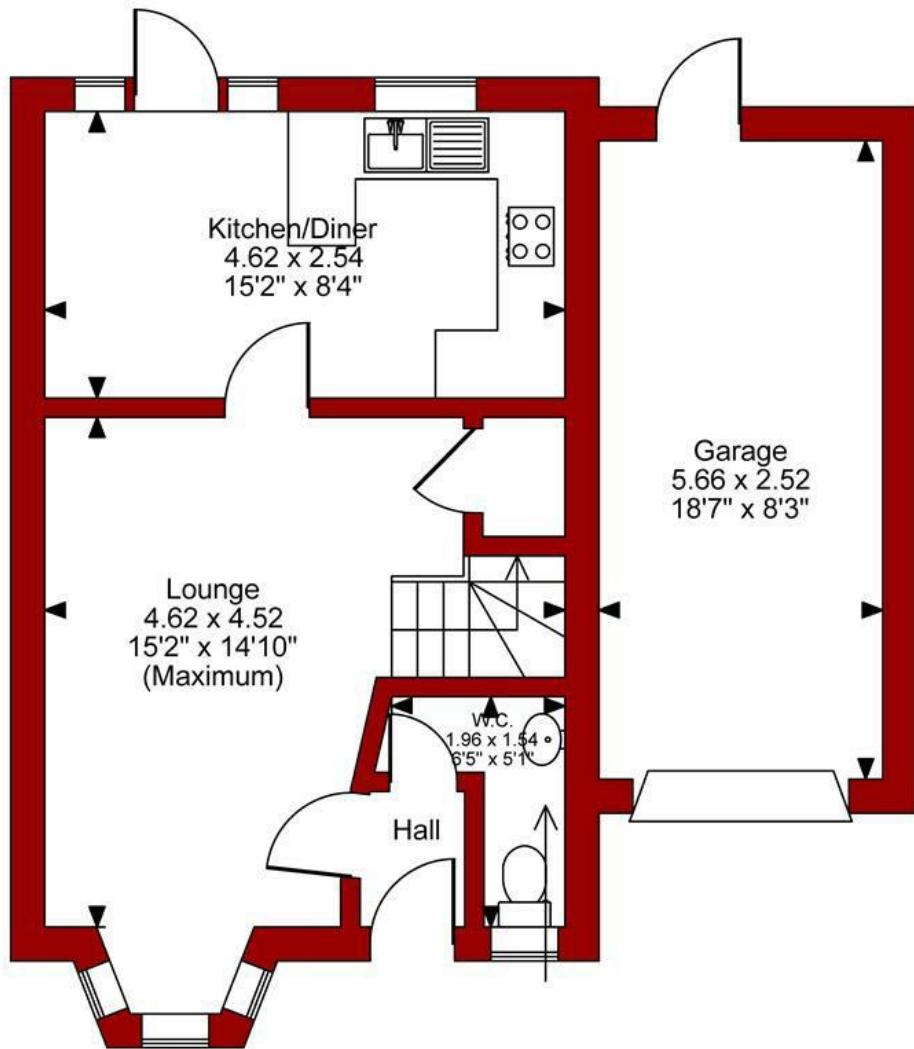








Bird Close, Mansfield
Approximate Gross Internal Area
Main House = 69 SQ M / 746 SQ FT
Garage = 14 SQ M / 154 SQ FT
Total = 83 SQ M / 900 SQ FT



First Floor

Ground Floor

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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 firms 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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