



**38 George Street,
Mansfield Woodhouse, Nottinghamshire NG19 9BW**

- NO UPWARD CHAIN
- TWO BEDROOMS
- FAMILY BATHROOM
- DINING ROOM
- CLOSE TO TOWN CENTRE
- IDEAL FOR INVESTORS & FIRST TIME BUYERS
- ENCLOSED LARGE REAR GARDEN
- LOUNGE
- OFF STREET PARKING NO PERMIT REQUIRED
- CLOSE TO LOCAL AMENITIES

Offers Over £100,000

LOUNGE

11'2" x 11'0" (3.42m x 3.37m)

UPVC front door providing access to spacious reception room with a feature fireplace, central heating radiator and a window to the front elevation, with door providing access to the Reception room.

RECEPTION ROOM

11'10" x 11'3" (3.62m x 3.43m)

Spacious reception room with, central heating radiator and a window to the rear elevation with doors providing access to the Kitchen and stairs.

KITCHEN

10'2" x 6'4" (3.11m x 1.94m)

Complete with a range of matching wall and base cabinets, inset sink with drainer, built in Electric cooker with Gas hob and a window to the rear elevation.

FIRST FLOOR

BEDROOM ONE

10'11" x 10'11" (3.34m x 3.33m)

Carpeted flooring, central heating, and a window to the front elevation.

BEDROOM TWO

12'2" x 8'3" (3.71m x 2.54m)

Carpeted flooring, central heating, built in storage cupboard and a window to the rear elevation.

BATHROOM

6'11" x 5'10" (2.12m x 1.80m)

Three piece bathroom comprising of a hand wash basin, WC, Bath tub and a window to the rear elevation.

FINANCIAL ADVICE

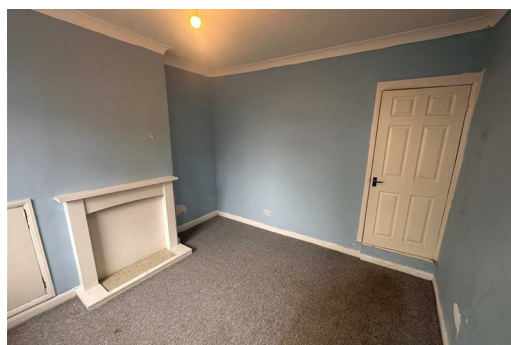
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. M







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		
		79
	52	
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		

