



**28 Murray Street
Mansfield, NG18 4AS**

£110,000

- A TWO BEDROOMED MID TERRACE WITH SQUARE FRONT BAY.
- ENTRANCE PORCH LEADING TO THE FRONT RECEPTION ROOM.
- REAR RECEPTION ROOM AND FITTED KITCHEN, LEADING TO THE REAR GARDEN.
- SMALL FRONTAGE AND GARDEN TO THE REAR AND ORIGINAL OUTSIDE TOILET.
- GAS HEATING VIA COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- INNER LOBBY, GIVING ACCESS TO THE CELLAR (METERS AND CONSUMER UNIT).
- TWO BEDROOMS AND BATHROOM WITH THREE-PIECE SUITE AND SHOWER.
- EXCELLENT LOCATION, SITUATED IMMEDIATELY OFF NOTTINGHAM ROAD.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

from Mansfield on the A60 Nottingham Road, turning left onto Murray Street. The property is further up here on the right-hand side.

Accommodation comprises:

Entrance porch.

Lounge

45'11" x 19'8" into bay x 39'4" x 19'8" (14'6" into bay x 12'6")

UPVC double glazed square bay to the front. Stone fireplace and plinths. Radiator.



Inner lobby

Access to the cellar, which houses the gas and electric meter and consumer unit.

Dining room

39'4" x 16'4" x 36'1" x 22'11" (12'5" x 11'7")

UPVC double glazed rear aspect. Radiator. Stairs to the first floor.



Kitchen

32'9" x 13'1" x 19'8" x 29'6" (10'4" x 6'9")

With Oak style base and eye level units, work surfaces and single sink unit and drainer. UPVC door and window to the rear.



First Floor

Bedroom 1

12'5" x 12'1" (3.78m x 3.68m)

UPVC double glazed front elevation. Radiator. Small storage area.



Bedroom 2

11'8" x 9'4" (3.56m x 2.84m)

Built in storage with loft hatch. Radiator. UPVC double glazed rear elevation.



Bathroom

Comprising bath unit, wash hand basin and WC. Cupboard housing the combination boiler. Radiator. UPVC obscure glaze.



Outside

Murray Street is a cul-de-sac, with no through traffic. There is a small frontage to the property. There is a garden to the rear and outside toilet.



The property is in council tax band A (Mansfield District Council)

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. MA5904/26.06.26

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		
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Not environmentally friendly - higher CO ₂ emissions		
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