



**39 Newlands Drive,
Forest Town, Nottinghamshire NG19 0HY**

- 3 BEDROOMED SEMI-DETACHED PROPERTY LOCATED IN A HIGHLY SOUGHT-AFTER AREA
- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- SPACIOUS LAYOUT AND CONVENIENT LOCATION.
- EXCELLENT PUBLIC TRANSPORT LINKS, WITH NEARBY SCHOOLS AND PARKS
- LARGE REAR GARDEN

£162,500

Lounge

11'1" x 11'9" (3.40 x 3.59)

Having window to the front elevation, with feature electric fireplace, finished with carpeted flooring and chandelier light fitting.

Kitchen/Diner

13'7" x 18'6" (4.15 x 5.66)

Having windows and UPVC door to the rear elevation, complete with a range of cabinetry and worktop surfaces. It features an inset sink and drainer, integrated oven, electric induction hop with hood over and space for appliances, finished with tiled flooring.

Downstairs WC

2'7" x 7'2" (0.79 x 2.20)

Having window to the side elevation, room comprising of WC and hand wash basin

Bathroom

5'3" x 7'2" (1.61 x 2.20)

Having window to the side elevation, complete with a three piece suite including a bathtub with overhead shower, wc and a hand wash basin

Bedroom 1

12'11" x 10'4" (3.94 x 3.16)

Having window to the front elevation with carpeted flooring, central heating radiator

Bedroom 2

9'5" x 10'10" (2.88 x 3.31)

Having window to the rear elevation with carpeted flooring, central heating radiator

Bedroom 3

8'10" x 8'0" (2.71 x 2.45)

Having window to the front elevation with carpeted flooring and central heating radiator

Financial Advice

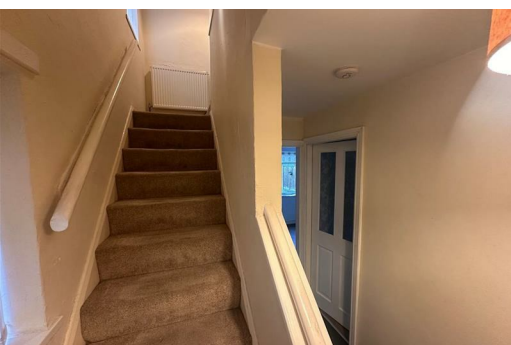
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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. JM/16.02.26





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

