



**29 Bailey Crescent  
Mansfield, Nottinghamshire NG19 6JE**

**£130,000**

- A THREE BEDROOMED, SEMI-DETACHED PROPERTY, WITH VACANT POSSESSION
- INCLUDES COMBINATION BOILER, UPVC DOUBLE GLAZING AND EICR DATED 14/5/2021
- BREAKFAST KITCHEN WITH FITTED UNITS AND PATIO DOORS LEADING TO THE CONSERVATORY
- TO THE FIRST FLOOR ARE THE THREE BEDROOMS AND BATHROOM WITH WHITE SUITE
- RESIDENTIAL ESTATE ON THE OUTSKIRTS OF THE TOWN, WITH LOCAL AMENITIES
- REQUIRES A GENERAL PROGRAM OF UPGRADING PRIOR TO OCCUPATION
- ENTRANCE PORCH, HALLWAY (STAIRS TO FIRST FLOOR) AND LOUNGE WITH UPVC FRONT ASPECT
- SIDE ENTRANCE PROVIDING ACCESS TO A UTILITY AREA (METERS AND CONSUMER UNIT)
- OUTSIDE, THERE IS CAR STANDING TO THE FRONT AND ENCLOSED GARDEN TO THE REAR
- POTENTIAL RENTAL INCOME WHEN UPGRADED IN THE REGION OF £850PCM

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Stockwell Gate in the centre of Mansfield, proceed clockwise along Rosemary Street. Turn left at the traffic lights onto Ladybrook Lane and further up here turn right onto Armstrong Road. Turn right onto Bailey Crescent and follow the road round to the left. The property is on the left-hand side.

## ACCOMMODATION COMPRISSES

### UPVC ENTRANCE PORCH

### HALL

Radiator. Stairs rising to the first floor.

### LOUNGE

**14'7 x 10'5 (4.45m x 3.18m)**

UPVC double glazed window to the front aspect. Radiator.

### BREAKFAST KITCHEN

**16'3 x 10'4 (4.95m x 3.15m)**

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Radiator. UPVC double glazed rear window. Patio doors leading through to the conservatory.

### CONSERVATORY

**10'2 x 9'8 (3.10m x 2.95m)**

A brick and UPVC conservatory, providing access to the garden.

### SIDE ENTRANCE

upvc door

### UTILITY AREA

**6'4 x 5'2 (1.93m x 1.57m)**

Wall mounted combination boiler. Meters and consumer unit.

### FIRST FLOOR

### LANDING

Built in storage. UPVC double glazed aspect. Loft access.

### BEDROOM ONE

**13' x 10'8 (3.96m x 3.25m)**

Radiator. UPVC double glazed rear elevation.



### BEDROOM TWO

**11'2 x 10'2 (3.40m x 3.10m)**

UPVC double glazed front elevation. Radiator.



### BEDROOM THREE

**9'7 x 7'2 overall (2.92m x 2.18m overall)**

Over stair cupboard. Radiator. UPVC double glazed front aspect.



### BATHROOM

Three-piece white suite comprising panelled bath, wash hand basin and WC. Radiator. UPVC obscure glaze window.



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. MA5806/3.7.2025

## OUTSIDE

Car standing is provided to the front of the property. There is an enclosed garden to the rear.



The property is in council tax band A ([www.mansfield-dc.gov.uk](http://www.mansfield-dc.gov.uk)).

## 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

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

