8 Fair View, Mansfield Woodhouse, Mansfield, Nottinghamshire, NG19 9GF

£210,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached House
- Two Reception Rooms
- Gas Central Heating (Combi Boiler)
- Low Maintenance Front Garden
- Small Cul-De-Sac Location
- Three Bedrooms
- Conservatory
- Good Sized Plot
- Detached Single Garage + Adjoining Store
- Close to Excellent Amenities

A three bedroom detached house built in the 1980s situated on a small cul-de-sac with a separate detached single garage with an adjoining store.

The property has gas central heating (combi boiler) and UPVC double glazing. The living accommodation comprises an entrance porch, entrance hall, kitchen, dining room, lounge and a conservatory. The first floor landing leads to three bedrooms and a family bathroom.

OUTSIDE

The property is situated on a small cul-de-sac and occupies a good sized plot with a large gravel front garden with a low hedgerow boundary frontage. There is a driveway which leads to a detached single garage with an adjoining store. There are gates at each side of the property with paths leading round to the rear garden. To the rear of the property, there is a paved patio, lawn, gravel borders and a summerhouse.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

7'5" x 3'3" (2.26m x 0.99m)
With laminate flooring, two double glazed windows to the front elevation and connecting door through to:

ENTRANCE HALL

5'0" x 4'9" (1.52m x 1.45m)
With radiator and stairs to the first floor landing.

LOUNGE

16'11" x 10'6" (5.16m x 3.20m)
Having a remote controlled electric fire with marble hearth and traditional surround. Radiator, coving to ceiling, double glazed window to the front elevation and sliding patio door leading to:

CONSERVATORY

11'2" x 10'1" (3.40m x 3.07m)
With laminate flooring and patio doors leading out onto the rear garden.

DINING ROOM

10'10" x 9'1" (3.30m x 2.77m)
With radiator, understairs storage cupboard and sliding patio door leading out onto the rear garden.

KITCHEN

10'7" x 7'3" (3.23m x 2.21m)
Having wall cupboards, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Space for a freestanding cooker. Integrated dishwasher and integrated fridge/freezer. Tiled effect laminate floor, radiator and double glazed window to the front elevation.

FIRST FLOOR LANDING

9'8" x 6'9" (2.95m x 2.06m)
With loft hatch, double glazed window to the rear elevation and airing cupboards housing the Greenstar Worcester Bosch combi boiler.

BEDROOM 1

11'0" x 10'0" (3.35m x 3.05m)
Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the front elevation.

BEDROOM 2

10'10" x 9'11" (3.30m x 3.02m)
Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the front elevation.

BEDROOM 3

7'5" x 6'9" (2.26m x 2.06m)
With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

7'8" x 6'8" (2.34m x 2.03m)
Having a bath with mixer tap and electric Mira shower. Pedestal wash hand basin and tiled splashbacks. Low flush WC. Chrome heated towel rail, tiled effect laminate floor, shaver point and obscure double glazed window to the rear elevation.

DETACHED SINGLE GARAGE

19'3" x 9'10" (5.87m x 3.00m)
With power and light points. Up and over door. Side entrance door.

ADJOINING STORE

15'11" max x 11'10" max (4.85m max x 3.61m max)
Useful triangular shaped store.

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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

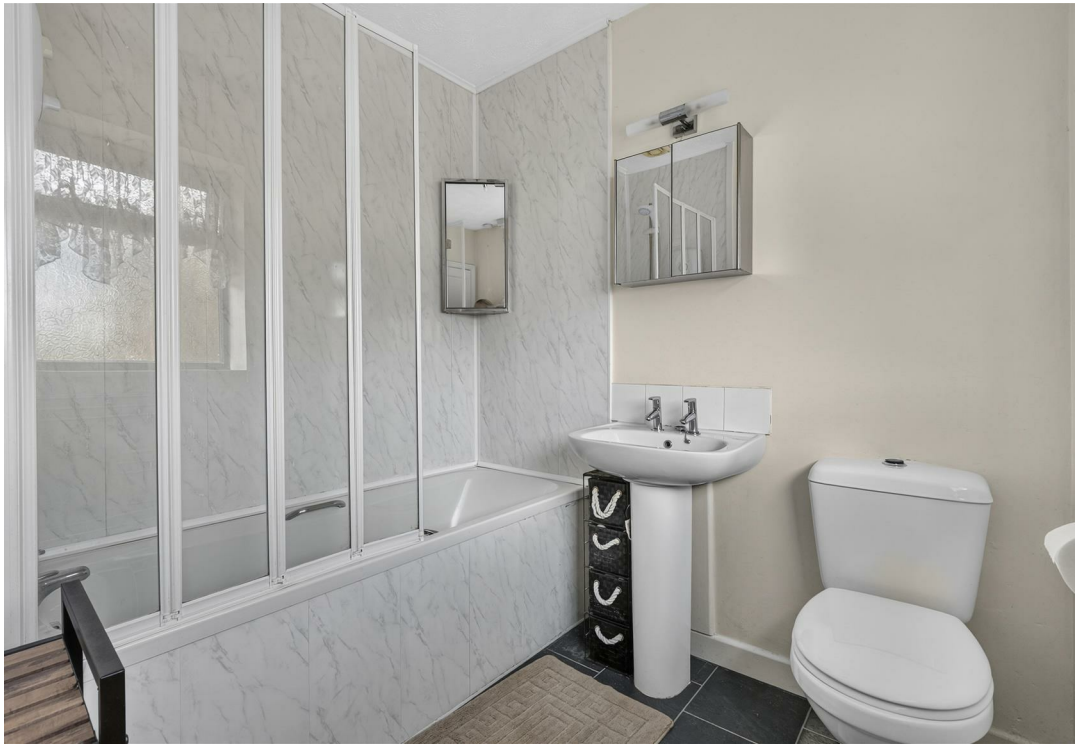
MORTGAGE ADVICE

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.

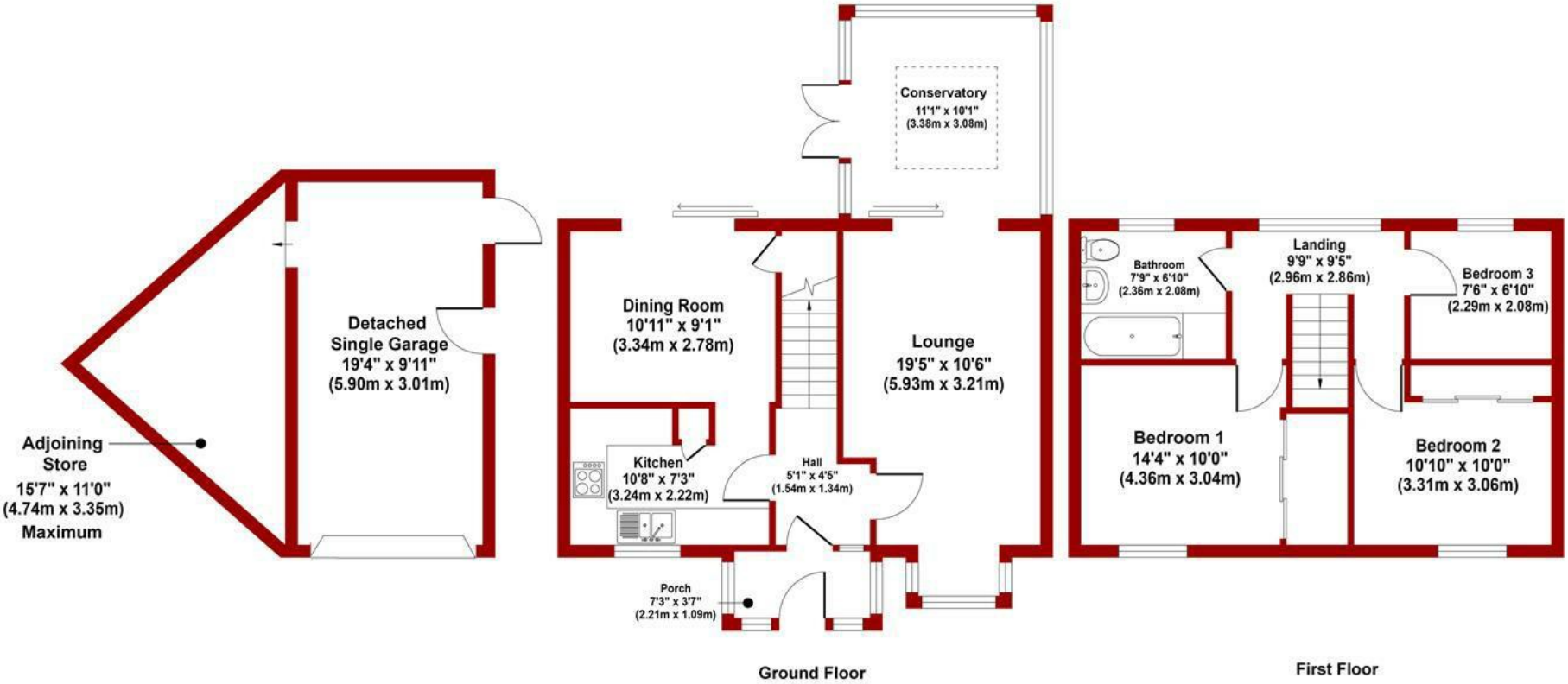
FIXTURES & FITTINGS

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.

BOSCH
TASSIMO

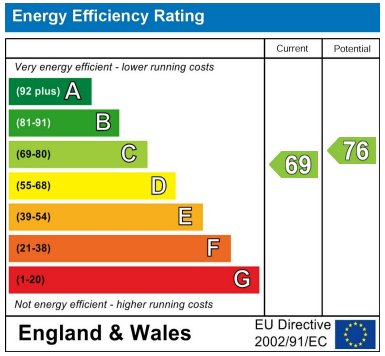


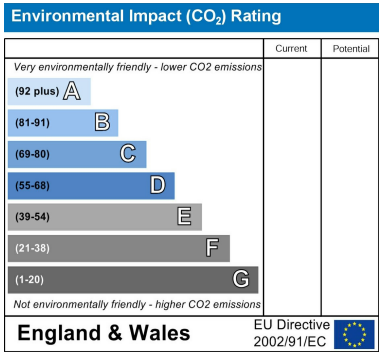
Fair View, Mansfield Woodhouse
Approximate Gross Internal Area
Main House = 994 SQ FT / 92 SQ M
Detached Single Garage & Adjoining Store = 310 SQ FT / 29 SQ M
Total = 1304 SQ FT / 121 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only





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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

RICS

The Property Ombudsman

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