



**6 Albans Court**  
**Forest Town, Nottinghamshire NG19 0GD**  
**£220,000**

- A BEAUTIFULLY PRESENTED, THREE BEDROOMED SEMI-DETACHED HOUSE.
- ENTRANCE HALL AND GROUND FLOOR CLOAKROOM WITH WC AND WASH BASIN.
- LOUNGE HAVING FRENCH DOORS LEADING TO THE SUN LOUNGE/DINING ROOM.
- THIRD BEDROOM CURRENTLY USED AS A DRESSING ROOM (FITTED WARDROBES).
- OPEN PLAN FRONTAGE, DRIVEWAY, ATTACHED GARAGE AND ENCLOSED REAR.
- INCLUDES COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- FITTED KITCHEN WITH BREAKFAST BAR AND INTEGRATED OVEN AND HOB.
- THERE ARE TWO DOUBLE BEDROOMS, ONE HAVING BUILT IN STORAGE.
- BATHROOM WITH THREE-PIECE WHITE SUITE AND MAINS SHOWER FITMENT.
- WELL REGARDED RESIDENTIAL LOCATION, JUST OFF CLIPSTONE ROAD WEST.

## 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:

Proceed onto Bath Lane, which then becomes Ravensdale Road. Turn left at the T-junction onto Sherwood Hall Road. This then becomes Clipstone Road West. Turn right onto Albans Court and the property is immediately on the right.

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door, radiator and stairs rising to the first floor.



#### CLOAKROOM

WC and wash hand basin. Radiator. Tiled flooring.



#### BREAKFAST KITCHEN

**12' x 7'9 (3.66m x 2.36m)**

Having fitted base and eye level units, work surfaces and single sink unit and drainer. Integrated electric oven, gas hob and extractor. Fitted breakfast bar, cupboard housing the combination boiler, radiator, tiled flooring and UPVC double glazed front aspect.



#### LOUNGE

**14'9 x 12'7 narrowing to 9'1 (4.50m x 3.84m narrowing to 2.77m)**

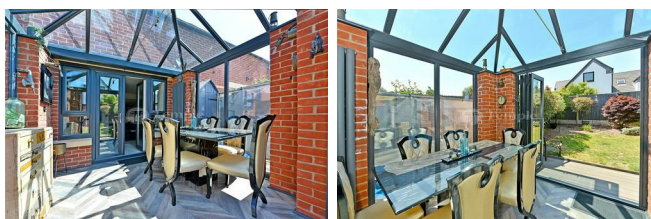
Living flame electric fire set within contemporary fireplace. Radiator. UPVC French doors leading through to the sun lounge/dining room.



#### SUN LOUNGE/ DINING ROOM

**9'2 x 8'6 (2.79m x 2.59m)**

Of brick and UPVC construction and having bi-fold doors opening to the garden.



### FIRST FLOOR

#### LANDING

Radiator. Access to the loft space.

#### BEDROOM ONE

**12'5 x 11'4 (3.78m x 3.45m)**

UPVC double glazed front elevation. Radiator. Built in storage cupboard.



#### BEDROOM TWO

**14'5 x 8'4 (4.39m x 2.54m)**

Double glazed Velux windows to front and rear. Radiator.



### BEDROOM THREE

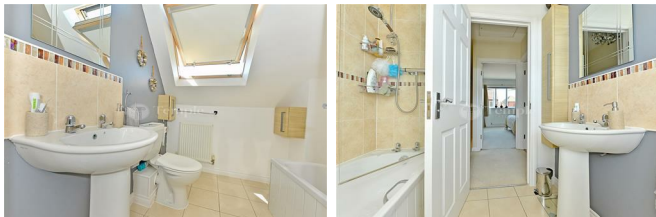
**12'2 x 7'9 (3.71m x 2.36m)**

Double glazed Velux window. Radiator. This room currently has fitted wardrobes to either side, some of which would need removing to accommodate a bed.



### BATHROOM

Comprising panelled bath with mains shower above, wash hand basin and WC. Velux window, tiled flooring, tiled bath surround and radiator.



### OUTSIDE

There is an open frontage to the property and driveway which provides access to the attached garage. The garage measures 17'6 x 8'6 (5.33m x 2.59m) and has electric roller door, light and power. Access door to the rear garden. The fully enclosed rear garden has grassed area, patio and flower border.



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

Please note the property is currently leasehold, for a period of 250 years from 1 November 2009. The current ground rent is £300 per annum. However,

our clients have contacted the management company and are negotiating the purchase of the freehold interest. This will take place either on or before completion.

### 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. MA5902/26.06.26

