



32 Claymoor Close Mansfield, Nottinghamshire NG18 5RS

£175,000

- A THREE BEDROOM, THREE STOREY, MID TERRACED TOWN HOUSE SITUATED IN A QUIET CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- KITCHEN AND LOUNGE
- TO THE SECOND FLOOR IS BEDROOM ONE WITH AREA ROOM AND EN-SUITE
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- REQUIRES SOME UPDATING. IDEAL FOR FIRST BUYERS OR INVESTORS
- ENTRANCE HALL AND GROUND FLOOR WC
- TO THE FIRST FLOOR FLOOR THERE IS ARE TWO BEDROOMS AND FAMILY BATROOM
- CONVENIENT LOCATION FOR MANSFIELD TOWN CENTRE AND M1
- OFF-STREET PARKING FOR ONE CAR

VIEWING:

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

DIRECTIONS:

From Mansfield proceed along the A38 (Sutton Road) and after approximately ½ a mile, turn left onto Moor Lane before turning right into Claymoor Close. Bear right where the property can be found on the left-hand side of the road.

ACCOMMODATION COMPRISSES

A part glazed composite door leads to:

HALLWAY

Having a fitted carpet, radiator and stairs off to the first and second floor.

GROUND FLOOR WC

6'5" x 2'9" (1.97m x 0.85m)

White W/C, sink and pedestal, radiator, opaque UPVC double glazed window to front elevation and vinyl floor.



KITCHEN

11'8" x 6'0" (3.58m x 1.84m)

A variety of wall and base units with granite effect worktops, built-in oven and hob, stainless steel one and a half bowl sink, vinyl floor, plinth heater, UPVC double glazed window to front elevation, part-tiled walls built-in dishwasher, washing machine, fridge and freezer.

LOUNGE

16'11" into bay x 12'9" (5.18m into bay x 3.89m)

Fitted carpet, UPVC French doors to rear garden, radiator, electric coal effect fire in marble surround and marble hearth.

FIRST FLOOR

LANDING

fitted carpet, radiator and airing cupboard

BEDROOM TWO

12'9" x 9'6" (3.89m x 2.90m)

Fitted carpet, radiator, UPVC double glazed windows x 2 to rear aspect.



BEDROOM THREE

12'9" x 7'8" (max) (3.89m x 2.34m (max))

Carpet, radiator, UPVC x 2 to front elevation.



BATHROOM

6'5" x 6'2" (1.97m x 1.88m)

A white 3-piece suite comprising a bath with shower over, W/C, sink and pedestal, vinyl floor, heated white towel rail and tiled walls.

SECOND FLOOR

LANDING

fitted carpet and a radiator.

BEDROOM ONE

21'2" (into dressing room) x 9'3" (max) (6.46m (into dressing room) x 2.84 (max))

Having a fitted carpet, radiator, UPVC double

glazed window to front elevation, built-in wardrobes, Velux window, to rear elevation and loft access.

EN SUITE

6'7" x 5'7" (2.01m x 1.72m)

Comprising a white WC, sink and corner shower, radiator, Velux window, vinyl floor, part tiled walls and storage under eaves



OUTSIDE

To the front is a tarmac parking space with gravelled area adjacent with path to front door.

The rear garden is enclosed and mainly laid to lawn.

Council Tax Band: B (Mansfield District Council)

MONEY LAUNDERING

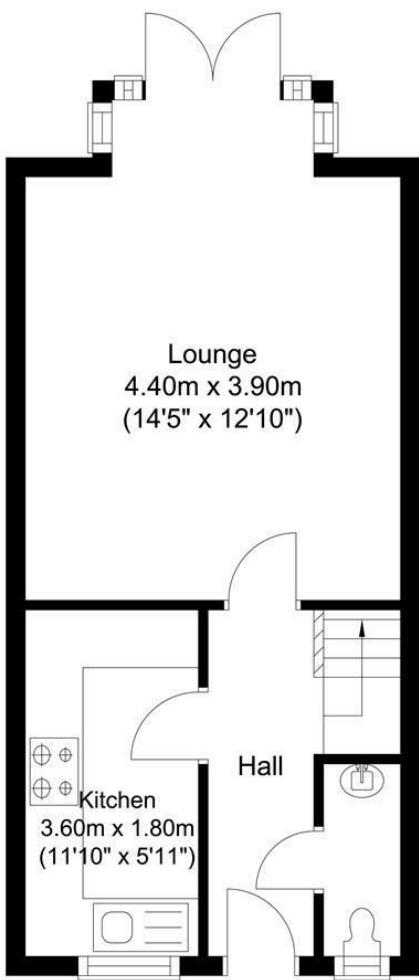
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

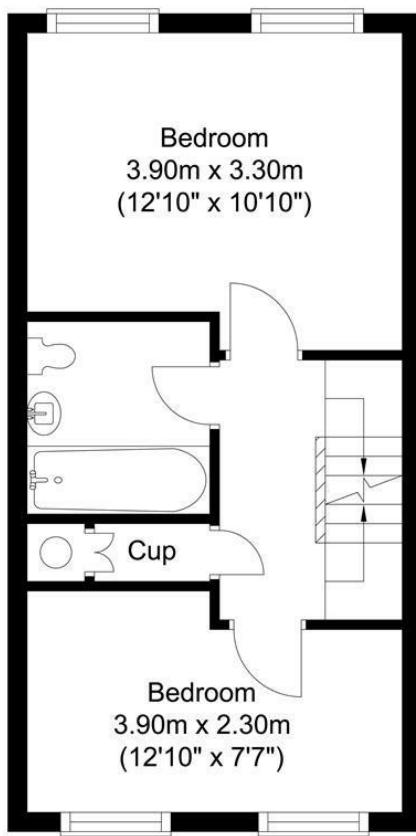
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

AS WITH ALL OUR PROPERTIES

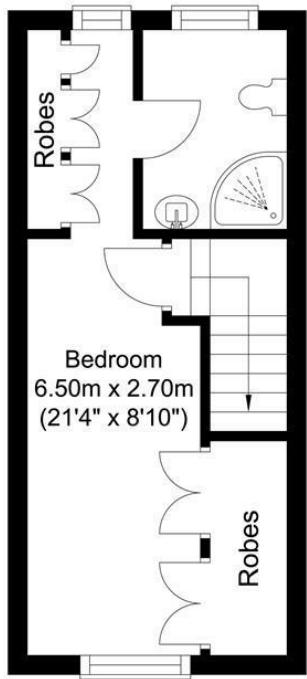
we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5797/10.6.2025



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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	85	73

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	85	73

