





House - Semi-Detached (EPC Rating: B)

7 ROCKCLIFFE GRANGE, MANSFIELD, NG18 4YW

Offers In The Region Of

£350,000

FEATURES

- Modern Semi Detached House
- Good Living Space
- Four Bedrooms
- Well Presented and Maintained
- Popular Area within walking distance to high Oakham School
- Master With Ensuite & Robes, Fourth Bedroom Currently Used as a Dressing Room

4 3 2 B

Location

4 Bedroom House - Semi-Detached located in Mansfield

Entrance Hall

Kitchen
10'4 x 15' (3.15m x 4.57m)

Living Area
18' x 11'8 (5.49m x 3.56m)

Utility
9'9 x 6'11 (2.97m x 2.11m)

W/c

Stairs & Landing

Lounge
18'10 x 11'8 (5.74m x 3.56m)

Bedroom Two
12' x 11'9 (3.66m x 3.58m)

Shower Room
9'10 x 8' (3.00m x 2.44m)

Stairs & Landing

Bedroom One
10'5" x 14'4" (3.2m x 4.39m)
excluding Robes

Ensuite
14'4 x 4'8 (4.37m x 1.42m)

Bedroom Three
10'5 x 11'7 (3.18m x 3.53m)

Bedroom Four / Dressing Room
7'9 x 5'11 (2.36m x 1.80m)

Family Bathroom
10'5 x 6'0 (3.18m x 1.83m)

External
Garage to the rear, Drive for two vehicles, Low maintenance enclosed rear garden.

Disclaimer
Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering
Intending purchasers will be asked to produce identification before a sale can be agreed.

Viewings

Viewing is strictly by appointment with Location, 13-15 Albert Street, Mansfield, Nottinghamshire, NG18 1EB www.locationestateagency.co.uk Telephone: (01623) 654555



















GROUND FLOOR
218 sq.ft. (20.2 sq.m.) approx.

1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.

2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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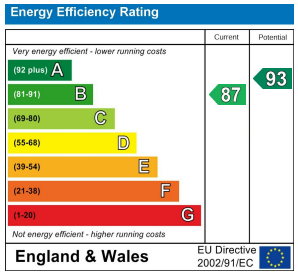
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Council Tax Band

E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements