



25 Sherwood Hall Road
Mansfield, Nottinghamshire NG18 2NH
£120,000

- A TWO BEDROOMED MID TERRACED PROPERTY, SET BACK FROM THE ROAD.
- ENTRANCE PORCH/CLOAKS AREA, LEADING TO THE INNER HALLWAY.
- LARGE REAR CONSERVATORY, SPANNING THE ENTIRE WIDTH OF THE PROPERTY.
- TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS, BOTH FRONT TO REAR.
- CONVENIENT LOCATION WITH AMENITIES BEING READILY AVAILABLE.
- INCLUDES GAS HEATING (GAS SAFETY CHECK 01.07.26) AND UPVC DOUBLE GLAZING.
- LOUNGE AND FITTED KITCHEN, INCLUDING BUILT IN ELECTRIC OVEN AND GAS HOB.
- GROUND FLOOR SHOWER ROOM WITH SHOWER, WASH HAND BASIN AND WC.
- GREEN AREA TO THE FRONT AND AN ENCLOSED REAR GARDEN, MAINLY LAWNED.
- CURRENTLY TENANTED BUT VACANT POSSESSION SHALL BE OBTAINED ON COMPLETION.

VIEWING:

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

DIRECTIONS:

From Mansfield town centre, proceed onto Bath Lane, which then becomes Ravensdale Road. Turn right onto Sherwood Hall Road and the property is then on the right-hand side.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH/ CLOAKS AREA

UPVC front door. Radiator.

LOUNGE

13'1 x 11'1 (3.99m x 3.38m)

UPVC double glazed front aspect. Laminate flooring and radiator.



KITCHEN

9'8 x 8'6 (2.95m x 2.59m)

Having base and eye level units, laminate work tops and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and extractor. Under stair pantry, radiator and laminate flooring. Access to the conservatory.



CONSERVATORY

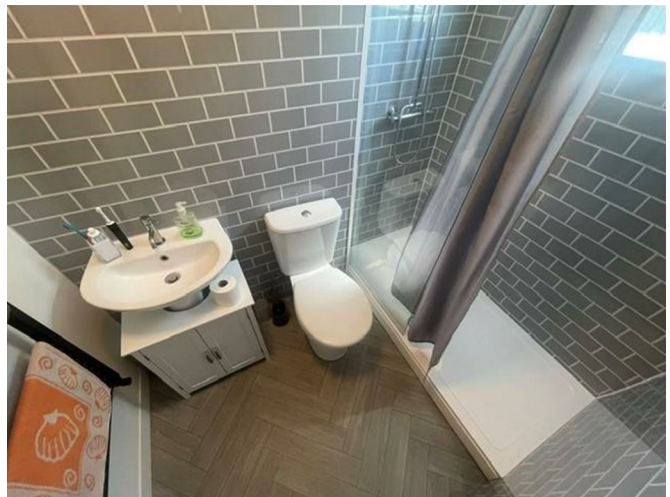
19'2 x 9'2 (5.84m x 2.79m)

A brick and UPVC conservatory, spanning the width of the property. Re-roofed in recent years.



SHOWER ROOM

Large walk-in shower area, wash hand basin and WC. Aqua board surrounds, heated towel rail and UPVC obscure glaze.



FIRST FLOOR

LANDING

Access to the loft space. UPVC elevation.

BEDROOM ONE

13'2 x 11'2 (4.01m x 3.40m)

UPVC double glazed aspect to both front and rear.
Radiator.



BEDROOM TWO

13'3 x 8'6 (4.04m x 2.59m)

Built in storage, housing the combination boiler.
UPVC double glazed aspect to front and rear.
Radiator.

OUTSIDE

There is a communal green to the front of the property. There is a grassed garden to the rear.



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

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. MA5903/26.06.26

