



**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

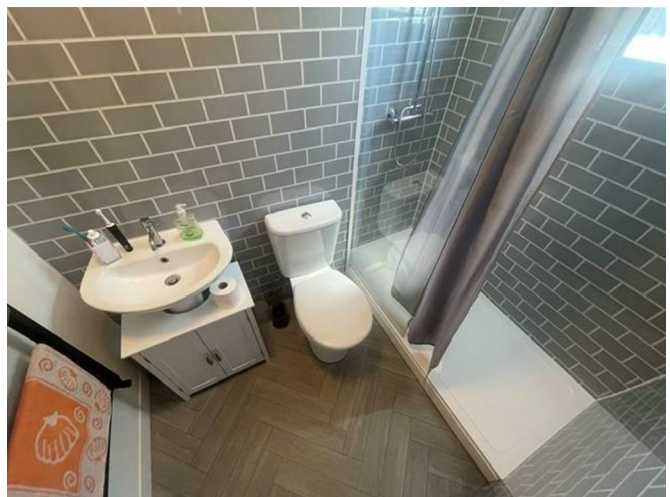
19'2 x 9'2 (5.84m x 2.79m)

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

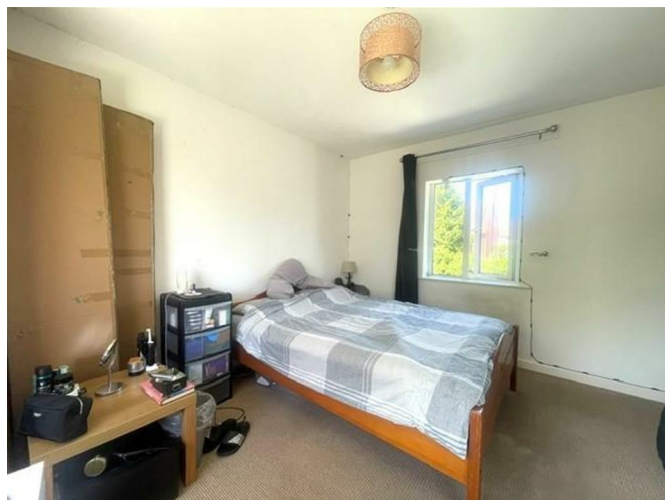
LANDING

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

| 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 | |

| 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 | |

