



**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 BATHROOM
- 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](mailto: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 COMPRISES

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))**

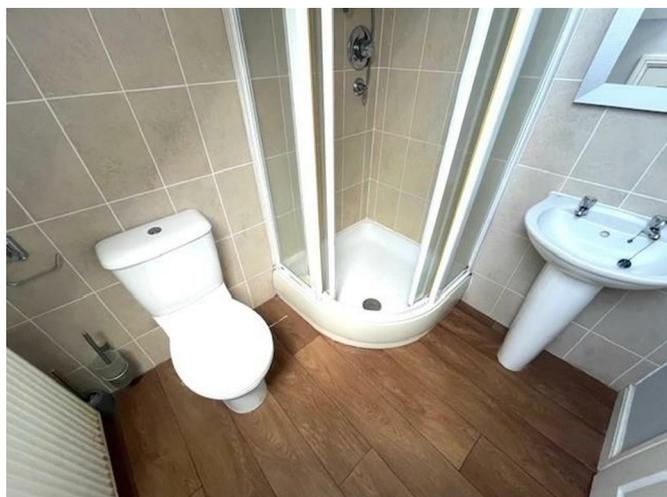
Having a fitted carpet, radiator, UPVC double

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**

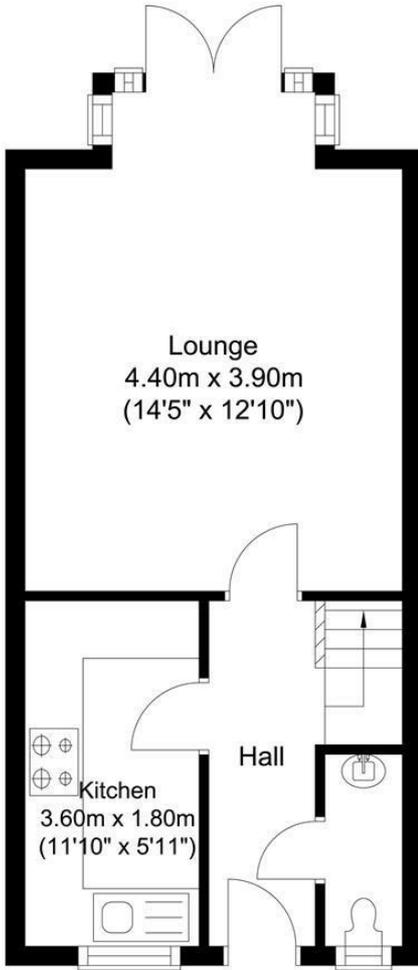
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors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

### **FINANCIAL ADVICE**

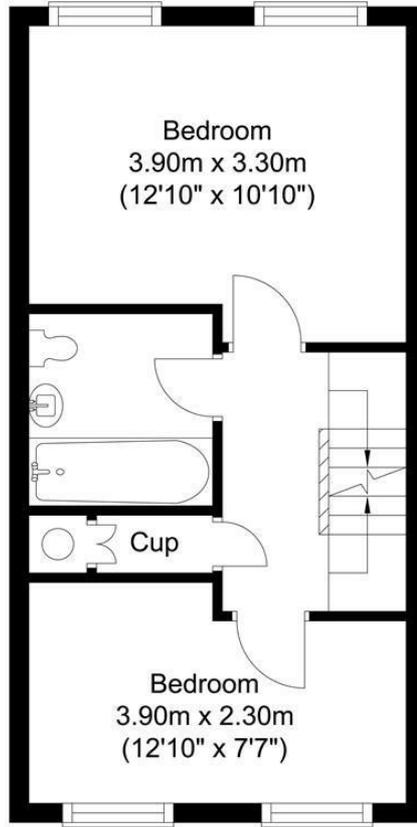
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **AS WITH ALL OUR PROPERTIES**

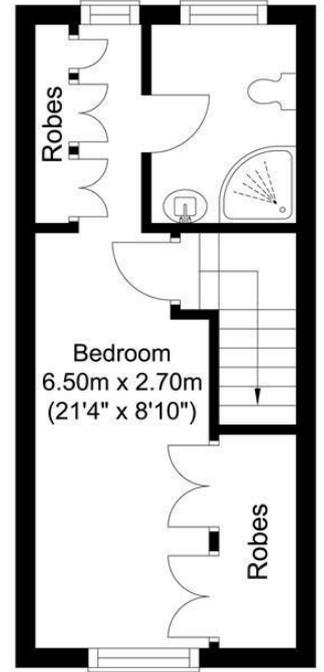
we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5797/10.6.2025



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

