

Chapel Street,Langwith Mansfield NG20 9BS

william h brown

welcome to

Chapel Street,Langwith Mansfield

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. Attractive three bedroom mid terraced home offering spacious accommodation, including a cosy lounge, fitted kitchen/diner, and enclosed rear garden with patio, lawn and decking. Ideally located close to local amenities, schools and transport links.













Important Notice.
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Legal Fees Paid T&c's.
The property is being sold through our clients Part Exchange Move Scheme
Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Chapel Street, Mansfield
Entrance Porch
Welcoming entrance porch with a front facing entrance door and internal door leading through to the lounge.

Lounge
A cosy and inviting reception room featuring a front facing double glazed window, central heating radiator, and decorative coving to the ceiling.

Kitchen/Diner
Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer with tiled splashbacks. There is plumbing for a washing machine, an integrated oven with hob and extractor hood over, a central heating radiator, a rear facing double glazed window, and a rear entrance door providing direct access to the garden. Ample space is available for dining furniture, making this an ideal area for everyday living and entertaining.

Bathroom
Appointed with a three piece suite comprising a panelled bath with shower attachment, wash hand basin, and low-level WC. The room also benefits from a central heating radiator and a front facing double glazed window.

Landing
Providing access to all first floor bedrooms.

Bedroom One
A well proportioned double bedroom with a rear facing double glazed window and central heating radiator.

Bedroom Two
A spacious double bedroom featuring a front facing double glazed window, useful built-in storage cupboard, and a central heating radiator.

Bedroom Three
A versatile third bedroom with a front facing double glazed window and central heating radiator, ideal as a bedroom, nursery, dressing room, or home office.

Exterior
To the front of the property is a walled boundary with gated access leading to the entrance.

The enclosed rear garden is predominantly laid to lawn, featuring a paved patio seating area, attractive pebbled borders, and a raised decked seating area, providing excellent space for outdoor dining and relaxation.

Agents Notes:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Chapel Street, Langwith Mansfield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Three bedroom mid-terraced home
- Fitted kitchen/diner with integrated oven and hob
- Two double bedrooms and a versatile third bedroom
- Enclosed rear garden with patio, lawn and decked seating area

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£135,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS116290

The Property Ombudsman

Property Ref:
WKS116290 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01909 500505

Worksop@williamhbrown.co.uk

80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA

williamhbrown.co.uk