



1 Broxtowe Drive
Mansfield, Nottinghamshire NG18 2JF
£110,000

- A TWO BEDROOMED VILLA STYLE, END OF TERRACE PROPERTY
- GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- FITTED KITCHEN WHICH INCLUDES BUILT IN ELECTRIC OVEN AND GAS HOB
- BATHROOM WITH THREE-PIECE WHITE SUITE AND ELECTRIC SHOWER OVER THE BATH
- SHARED PATH TO THE SIDE, PROVIDING ACCESS TO THE REAR GARDEN
- PREVIOUSLY RENTED, NOW OFFERED WITH FULL VACANT POSSESSION
- ENTRANCE HALL AND THROUGH LOUNGE/DINING ROOM WITH ARCHWAY
- TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS
- SMALL RAISED FRONTAGE TO THE PROPERTY, ADDING TO THE PRIVACY INSIDE
- CONVENIENT LOCATION, OFF RATCLIFFE GATE, DIRECT ACCESS TO TOWN CENTRE

VIEWING:

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

DIRECTIONS:

From Mansfield, head onto Ratcliffe Gate and after the first set of traffic lights, turn right onto Broxtowe Drive. The property is immediately on the left.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

UPVC front door. Radiator. Stairs rising to the first floor.

LOUNGE/DINING ROOM

LOUNGE

14'4 x 10'9 (4.37m x 3.28m)

UPVC double glazed square bay to the front. Two radiators. Dividing archway.

DINING ROOM

13'2 x 10'9 (4.01m x 3.28m)

UPVC double glazed rear aspect. Radiator.

KITCHEN

9'9 x 7'10 (2.97m x 2.39m)

Having fitted base units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven and gas hob. UPVC aspect Access to the cellar.



LEAN-TO

13' x 5'9 (3.96m x 1.75m)

Brick and UPVC construction. Outside WC.



FIRST FLOOR

LANDING

Built in storage cupboard. Ceiling humidifier.

BEDROOM ONE

14'3 x 12' (4.34m x 3.66m)

UPVC double glazed front elevation. Radiator.



BEDROOM TWO

13'3 x 7'9 (4.04m x 2.36m)

Radiator. UPVC double glazed rear elevation.



BATHROOM

Three-piece white suite comprising panelled bath, wash hand basin and WC. Electric shower over the bath, radiator and UPVC double glazed aspect. Cupboard housing the combination boiler.



OUTSIDE

The property occupies a slightly elevated position, with a small frontage. A shared path to the left-hand side provides access to the rear garden.

The property is in council tax band A (Mansfield-dc.gov.uk)

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. MA5876/02.04.26

