



**Heather Ridge Clipstone Drive
Forest Town, Nottinghamshire NG19 0JJ
Offers Over £240,000**

- A RARE OPPORTUNITY TO PURCHASE A DETACHED BUNGALOW ON A SUBSTANTIAL PLOT
- NO ENQUIRIES HAVE BEEN MADE AT THIS STAGE IN RESPECT TO ANY DEVELOPMENT POTENTIAL
- ENTRANCE HALL, WITH LIVING ROOM TO THE REAR AND KITCHEN TO THE SIDE ASPECT
- LARGE FRONTAGE AND DRIVEWAY PROVIDING ACCESS TO THE DETACHED, BRICK-BUILT GARAGE. ADDITIONAL GARDEN TO THE SIDE OF THE GARAGE, WHICH ISN'T IMMEDIATELY OBVIOUS AT FIRST GLANCE
- WE WOULD NOT BE LOOKING TO OFFER A PERIOD OF EXCLUSIVITY ON THIS PROPERTY
- THE BUNGALOW REQUIRES A COURSE OF MODERNISATION, BOTH INTERNALLY AND EXTERNALLY
- ACCOMMODATION INCLUDES SECONDARY GLAZING AND GAS HEATING (CONDITION UNKNOWN)
- THREE BEDROOMS (OR TWO BEDROOMS AND DINING ROOM) AND BATHROOM WITH COLOURED SUITE
- EXTENSIVE GARDENS, WITH MATURE TREES, THEN CONTINUE TO THE BACK OF THE PROPERTY AND GARAGE

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed onto Bath Lane, which then becomes Ravensdale Road. Turn left at the T junction onto Sherwood Hall Road, which then becomes Clipstone Road West. Immediately after the turning for New Mill Lane, fork left onto Clipstone Drive. The property is further down here on the right-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Double glazed front door, radiator, airing cupboard with copper cylinder and access to the loft space.

BEDROOM ONE

12'1" x 10'5" (3.70m x 3.20m)

Secondary glazed bay window to the front aspect. Curved radiator into the bay.



BATHROOM

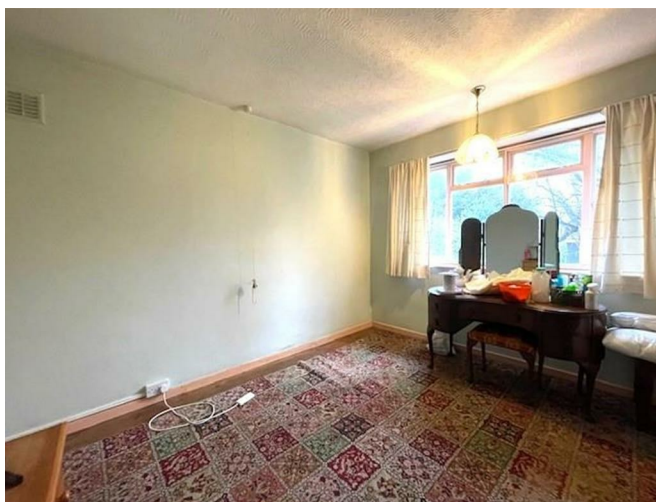
Three-piece suite comprising, panelled bath, wash hand basin and WC. Half and full tiling to the walls, radiator and secondary glazed window.



BEDROOM TWO

11'6" x 10'5" (3.51m x 3.18m)

Secondary glazed aspect to the rear.



BEDROOM THREE

7'11" x 7'2" (2.42m x 2.20m)

Radiator, secondary glazed side aspect and built in wardrobe.



KITCHEN

8'8" x 7'2" (2.65m x 2.20m)

Base and eye level units, work tops and

stainless-steel sink unit and single drainer. Built in electric oven and hob (condition unknown). Radiator. Access to a side entrance area, leading to an integrated cupboard.

LOUNGE

12'6" x 11'4" (3.83m x 3.47m)

Living flame gas fire (condition unknown). Secondary glazed double doors providing access to the rear garden. Secondary glazed side window.

OUTSIDE

There is a large lawned frontage to the bungalow. To the right of the driveway is a small area of wooded garden. There is a detached brick-built garage with pitched roof and the substantive gardens at the rear are mainly grassed, with several mature trees. Our initial enquiries suggest that none of these are subject to tree preservation orders.



OUTSIDE



OUTSIDE



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

FINANCIAL ADVICE

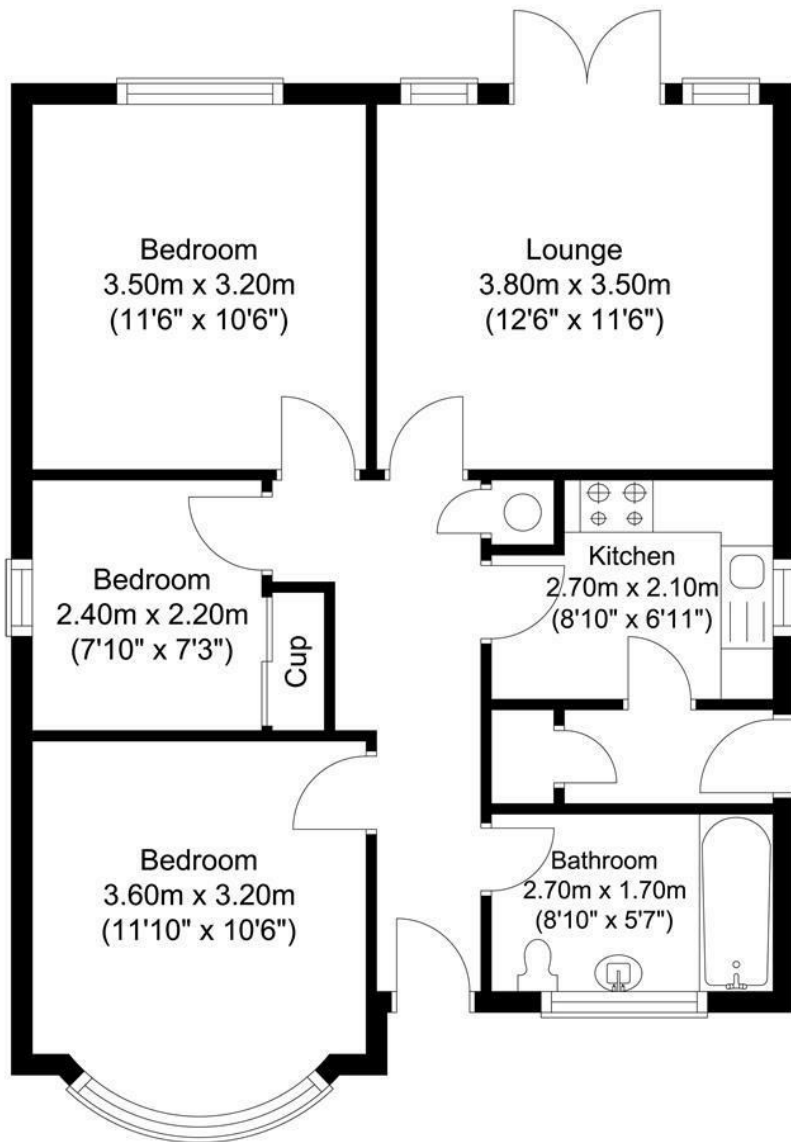
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

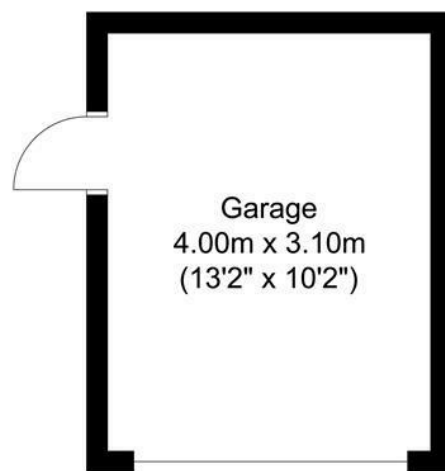
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5850/13.01.2026



GROUND FLOOR



OUTBUILDING

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	
	74
	50
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	
EU Directive 2002/91/EC	

