






House - Semi-Detached (EPC Rating: D)

# 91 CHURCH ROAD, CLIPSTONE VILLAGE, MANSFIELD, NG21 9DJ

Offers Over

## £160,000

### FEATURES

- Semi Detached House
- Kitchen Diner & Utility
- Through Lounge
- Village Location
- Three Bedrooms
- Master With Ensuite
- Good Sized Enclosed Rear Garden
- Council Tax Band A

3 2 1 D

Location

# 3 Bedroom House - Semi-Detached located in Mansfield

## Entrance Hall

## Lounge
18' x 9'5 (5.49m x 2.87m)

## Kitchen Diner
18' 11'10 (5.49m 3.61m)

## Utility Room
9'1 x 3'10 (2.77m x 1.17m)

## Stairs & Landing

## Bedroom One
13'10 x 10'9 (4.22m x 3.28m)

## Ensuite
7'09 x 3'9 (2.36m x 1.14m)

## Bedroom Two
12' x 10' (3.66m x 3.05m)

## Bedroom Three
8'10 x 7'6 (2.69m x 2.29m)

## Bathroom
5'7 x 4'6 (1.70m x 1.37m)

## External

## Disclaimer
Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed and they do not form part of any contract.

Money Laundering
Intending purchasers will be asked to produce identification before a sale can be agreed.

## Viewings
Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

www. locationestateagency.co.uk

Telephone: (01623) 654555 option 1.













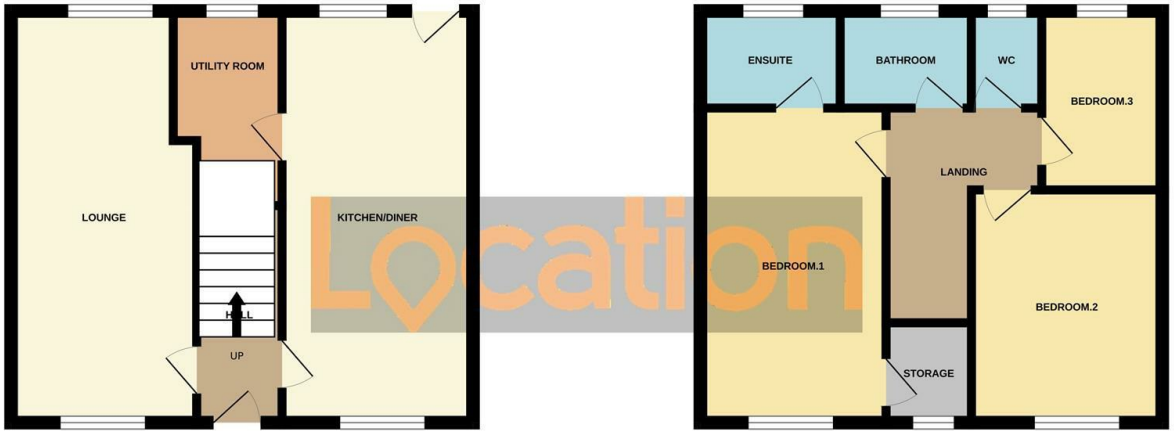






GROUND FLOOR

1ST FLOOR




CHURCH STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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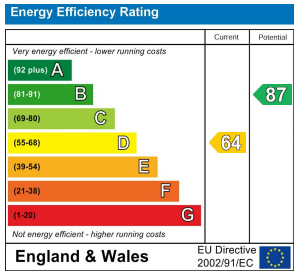
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Council Tax Band




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