

FREEHOLD



Bungalow - Detached (EPC Rating: C)

# 19 PENZANCE PLACE, MANSFIELD, NOTTINGHAMSHIRE NG18 3ER

Offers In The Region Of

## £255,000

### FEATURES

- Detached Bungalow
- Modern Well Equipped Kitchen
- Lounge Diner
- Garage & Driveway
- Two Bedrooms
- Lovely Bathroom
- Conservatory
- Mature Garden To The Rear



# Location

# 2 Bedroom Bungalow - Detached located in Mansfield

## Entrance Hall

Bright entrance hall, upvc double glazed door, matching side panel, wooden floor, central heating radiator, wired smoke alarm, spot lights to the ceiling.

## Lounge Diner

18'6 x 10'6 (5.64m x 3.20m)

Upvc Trifold glazed door, wooden floor, central heating radiator, spot lights to the ceiling.

## Kitchen

8'9 x 7'8 (2.67m x 2.34m)

Fitted with a range of modern high gloss wall and base units, one and a half bowl resin sink with mixer tap over, complimentary worktop tiled splash backs.. Electric hob and oven, built in fridge freezer, space and plumbing for a automatic washing machine. Tiled flooring, upvc double glazed window to side elevation, door to the rear.

## Conservatory

Upvc double glazed , twin opening French doors, carbonate roof.

## Bedroom One

12'6 x 10'3 (3.81m x 3.12m)

Neutral carpet, central heating radiator Upvc double glazed window to the front elevation.

## Bedroom Two

9'2 x 7'9 (2.79m x 2.36m)

Wooden flooring, central heating radiator Upvc double glazed window to the front elevation.

## Bathroom

7'3 x 6'3 (2.21m x 1.91m)

A lovely three piece modern white suite, free standing bath, Vanity sink and low flush w/c, tiled floors and walls, heated chrome towel radiator, Upvc double glazed obscured window to the side aspect, extractor fan.

## External

Situated on a good sized plot with Low maintenance pebbles and mature bushes to the front, drive leading to detached garage with up and over door, courtesy door. A good sized rear garden with tiered areas, established shrubs and trees, seating area, patio area.

## 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 IEA

[www.locationstateagency.co.uk](http://www.locationstateagency.co.uk)

Telephone: (01623) 654555 option 1.



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GROUND FLOOR



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Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</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>			
<i>Not energy efficient - higher running costs</i>			
		72	80
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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