



**2 Breckbank  
Forest Town, Nottinghamshire NG19 0PZ  
£175,000**

- THREE BEDROOM DETACHED HOUSE ON CORNER PLOT
- DOUBLE GLAZING
- DETACHED GARAGE
- IDEAL FAMILY HOME
- CONVENIENTLY LOCATED NEAR TO A NUMBER OF SCHOOLS
- GAS CENTRAL HEATING
- TWO DRIVEWAYS
- IN NEED OF SOME MODERNISATION
- GOOD LINKS TO A614 AND LOCAL AMENITIES

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From St Peter's Way, proceed in a northerly direction and turn right onto Bath Lane (B6033) which becomes Ravensdale Road and at the traffic island take the first exit onto Barringer Road where the property is on the right hand side, clearly identified by our "For Sale" board.

## ACCOMMODATION COMPRISSES

A composite entrance door leads to:

### HALLWAY

Having a fitted carpet, radiator and stairs off

### LOUNGE/DINER

**23'7" x 11'9" narrowing to 7'9" (7.19m x 3.60m narrowing to 2.37m)**

Having a radiator, fitted carpet, wall mounted gas fire, dual aspect UPVC double glazed windows to the front and rear and two radiators.



### KITCHEN

**9'7" x 6'9" (2.94m x 2.08m)**

A variety of wall and base units with roll edge worktops, free standing cooker, stainless steel sink and drainer, plumbing for washing machine. Radiator, tiled walls, pantry, UPVC double glazed window to rear aspect and part glazed UPVC door to rear and vinyl floor.

## FIRST FLOOR

### LANDING

UPVC double glazed window to side aspect, fitted carpet, access to part boarded loft and storage cupboard.

### BEDROOM ONE

**11'11" x 8'8" (to rear of fitted wardrobes) (3.64m x 2.65m (to rear of fitted wardrobes))**

Carpet, radiator, UPVC double glazed window to front elevation, fitted wardrobes and dressing table.



### BEDROOM TWO

**11'4" (to rear of fitted wardrobes x 8'8") (3.46m (to rear of fitted wardrobes x 2.65m))**

Radiator, carpet, UPVC double glazed window to rear elevation, and fitted wardrobes.



### BEDROOM THREE

**6'6" x 5'11" (2.00m x 1.81m)**

Fitted carpet, radiator, UPVC double glazed window to front elevation and fitted wardrobes.



## BATHROOM

**5'10" x 5'6" (1.80m x 1.68m)**

Having a 3 piece suite in cream and comprising a bath with shower from the tap, sink and pedestal, W/C, radiator, opaque UPVC double glazed window to rear elevation and part tiled walls



## OUTSIDE

To the front is partly block paved and has a tarmac drive to the left of the property which gives access to the garage via wrought iron gates. To the right hand side of the property is a further driveway although this requires a drop kerb and would be subject to highway approval.



## DETACHED GARAGE

**21'6" x 8'1" (6.56m x 2.48m)**

Up and over door to the front with a UPVC double glazed window to the side, light and power.



Council tax band: B (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. MA5856/29.01.26

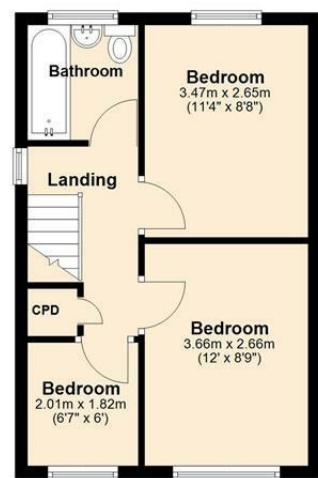
### Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 82.2 sq. metres (885.1 sq. feet)

| 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 |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC | 75      | 68        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC | 75      | 68        |

