



216 Southwell Road East
Rainworth, Nottinghamshire NG21 0EQ
Offers Over £180,000

- A SUBSTANTIAL, THREE BEDROOMED SEMI-DETACHED PROPERTY
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND ORIGINAL FEATURES
- SPACIOUS LIVING ROOM HAVING UPVC SQUARE BAY TO THE FRONT ASPECT
- GROUND FLOOR BATHROOM WITH FOUR-PIECE SUITE, INCLUDING SHOWER CUBICLE
- ENCLOSED FRONTAGE AND SIZEABLE REAR GARDEN, OUTSIDE WC AND STORE
- CURRENTLY TENANTED BUT VACANT POSSESSION WILL BE OBTAINED
- HALLWAY WITH SPINDLE STAIRCASE AND UNDER STAIR STORAGE CUPBOARD
- FITTED BREAKFAST KITCHEN, BUILT IN OVEN AND HOB, PLUS UTILITY AREA
- TWO DOUBLE BEDROOMS AND ONE THREE-QUARTER BEDROOM TO THE FIRST FLOOR
- VEHICULAR ACCESS IS ALSO PROVIDED TO THE REAR OF THE PROPERTY

VIEWING:

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

DIRECTIONS:

Leave Mansfield on Ratcliffe Gate, which then becomes Rock Hill and ultimately Southwell Road West. This then becomes Southwell Road east as you enter the village. The property is then on the right-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door and side window. Spindle staircase rising to the first floor. Radiator. Under stair cupboard housing the electric meter and consumer unit.

LOUNGE

15' into bay x 12'5 (4.57m into bay x 3.78m)

UPVC double glazed square bay to the front. Radiator. Picture rail.



BREAKFAST KITCHEN

13'2 x 12'1 (4.01m x 3.68m)

White gloss base and eye level units, contrasting black work surfaces and circular stainless steel sink unit. Built in electric oven, induction hob and extraction unit. Radiator. UPVC door leading to the rear garden.



UTILITY AREA

6'8 x 4'6 (2.03m x 1.37m)

Additional wall and base units, work tops, radiator and wall mounted combination boiler.



BATHROOM

Four-piece suite comprising bath, wash hand basin, WC and separate quadrant shower cubicle. Chrome upright radiator, laminate flooring and UPVC obscure glaze.



FIRST FLOOR

LANDING

UPVC double glazed front elevation, radiator and loft access.

BEDROOM ONE

12'8 x 12'4 (3.86m x 3.76m)

UPVC double glazed front elevation. Radiator.



BEDROOM TWO

13'4 x 10'4 (4.06m x 3.15m)

UPVC double glazed rear elevation. Radiator.



BEDROOM THREE

10'2 x 7'9 (3.10m x 2.36m)

Radiator. UPVC double glazed rear elevation.



OUTSIDE

There is a small frontage to the property, adding to the privacy inside. To the rear, there is a large garden. Attached to the property is an outside WC and store. There is a patio area and long, lawned garden beyond this. To the far end is car standing, accessed via a service road.

The property is in 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. MA5845/13.11.25

