



19 Wallis Road
Mansfield, Nottinghamshire NG18 2HL
Offers Over £125,000

- A TWO BEDROOMED DETACHED BUNGALOW, CONVENIENTLY LOCATED ON THE OUTSKIRTS OF THE TOWN CENTRE.
- ENTRANCE PORCH, LOUNGE, FITTED KITCHEN AND UPVC CONSERVATORY TO THE REAR.
- PRIVATE LOCATION AT THE END OF A PEDESTRIAN WALKWAY AND A PLEASANT LAWNED GARDEN TO THE REAR.
- THE ACCOMMODATION INCLUDES GAS CENTRAL HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- TWO DOUBLE BEDROOMS AND FULLY TILED SHOWER ROOM WITH THREE PIECE SUITE.

VIEWING:

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

DIRECTIONS:

From Mansfield proceed onto Rock Hill, turning immediately left on Elm Tree Street, Turn right onto Pelham Street, left onto Goodacre Street and right onto Wallis Road. The property is on the left hand side.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

brick and upvc entrance porch with upvc inner door.

LOUNGE

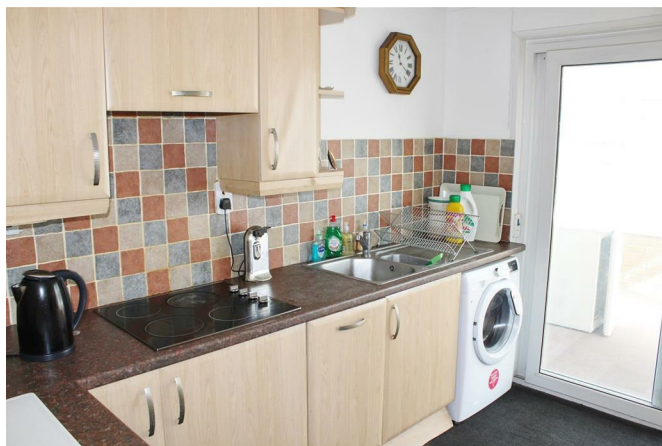
18'7" x 9'8" (5.68m x 2.97m)

with large upvc window to the front, ceiling cornice and two radiators.

KITCHEN

9'8" x 9'7" (2.96m x 2.94m)

fitted with base and eye level units, work surfaces and one and a half stainless steel sink unit and single drainer. Built-in electric oven, separate hob and cooker hood. Please note only the top oven is currently working and we understand that one of the rings of the hob also is not operating. Upvc patio doors leading to the conservatory.



CONSERVATORY

12'4" x 9'5" (3.78m x 2.89m)

a large brick and upvc conservatory which then provides access to the rear garden.



BEDROOM TWO

11'9" x 9'8" (3.60m x 2.97m)

upvc window to the front. Radiator.



INNER HALLWAY

with cupboard housing the combination boiler.

BEDROOM ONE

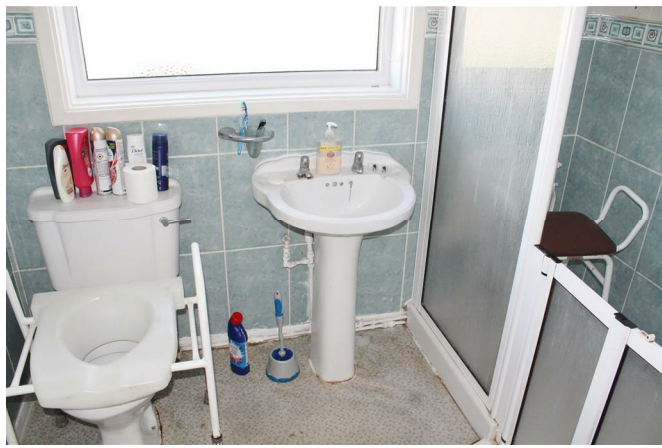
12'9" x 9'8" (3.91m x 2.96m)

upvc window to the rear, radiator and fitted pine wardrobes.



SHOWER ROOM

being fully tiled and having three piece suite comprising walk-in shower, wash hand basin and wc. Upvc window and radiator.



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. MA5890/08.05.2026

OUTSIDE

the property is located at the end of a pedestrian walkway, with nobody passing in front. There is a garden area to the front, a fully enclosed lawned garden to the rear which also has paved area and shed/workshop.



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

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.

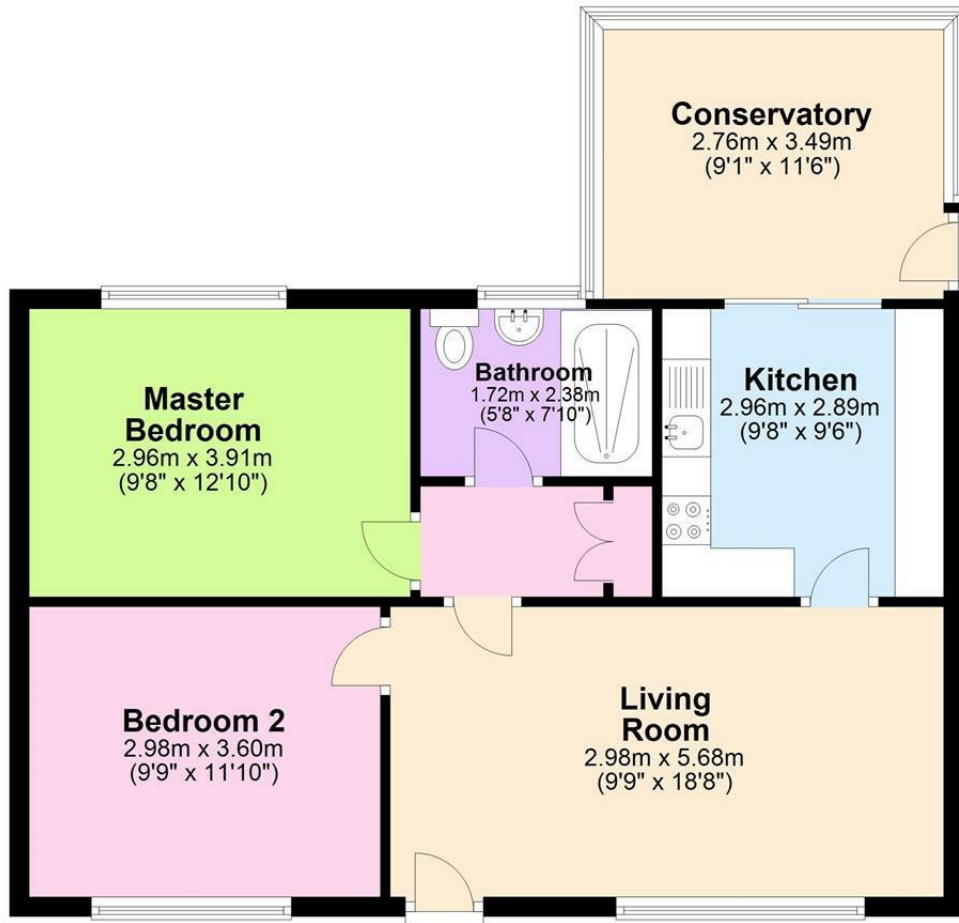
FINANCIAL ADVICE

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.

AS WITH ALL OUR PROPERTIES

Ground Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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		

Environmental Impact (CO₂) 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		
England & Wales		
EU Directive 2002/91/EC		

