



FREEHOLD

House - Detached (EPC Rating:)

115 BERRY HILL LANE, MANSFIELD, NG18 4JS

Offers In The Region Of
£450,000

FEATURES

- Detached Family Home
- Rare Find
- Large Lounge Diner
- Downstairs W/c
- Four Bedrooms
- Original features.
- Kitchen Diner & Utility
- Sought after Location



Location

4 Bedroom House - Detached located in Mansfield

Entrance Hall

Lounge Diner

25' 36 x 15'42 (7.62m 10.97m x 4.57m)

Kitchen

12' x 10' (3.66m x 3.05m)

Utility

10'3 x 8'7 (3.12m x 2.62m)

W.C

Stairs & Landing

Bedroom One

16' x 13' (4.88m x 3.96m)

Bedroom Two

16' x 11'10 (4.88m x 3.61m)

Bedroom Three

10'22 x 9' (3.05m x 2.74m)

Bedroom Four

10 x 9'2 (3.05m x 2.79m)

Bathroom

7'8 x 7' (2.34m x 2.13m)

External

Sweeping drive with dual access, mature plants and shrubs, to the rear a good sized lawn area with decked seating area.

Disclaimer

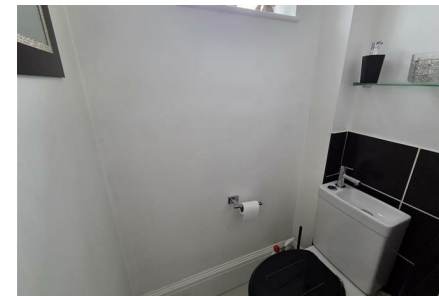
Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements 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

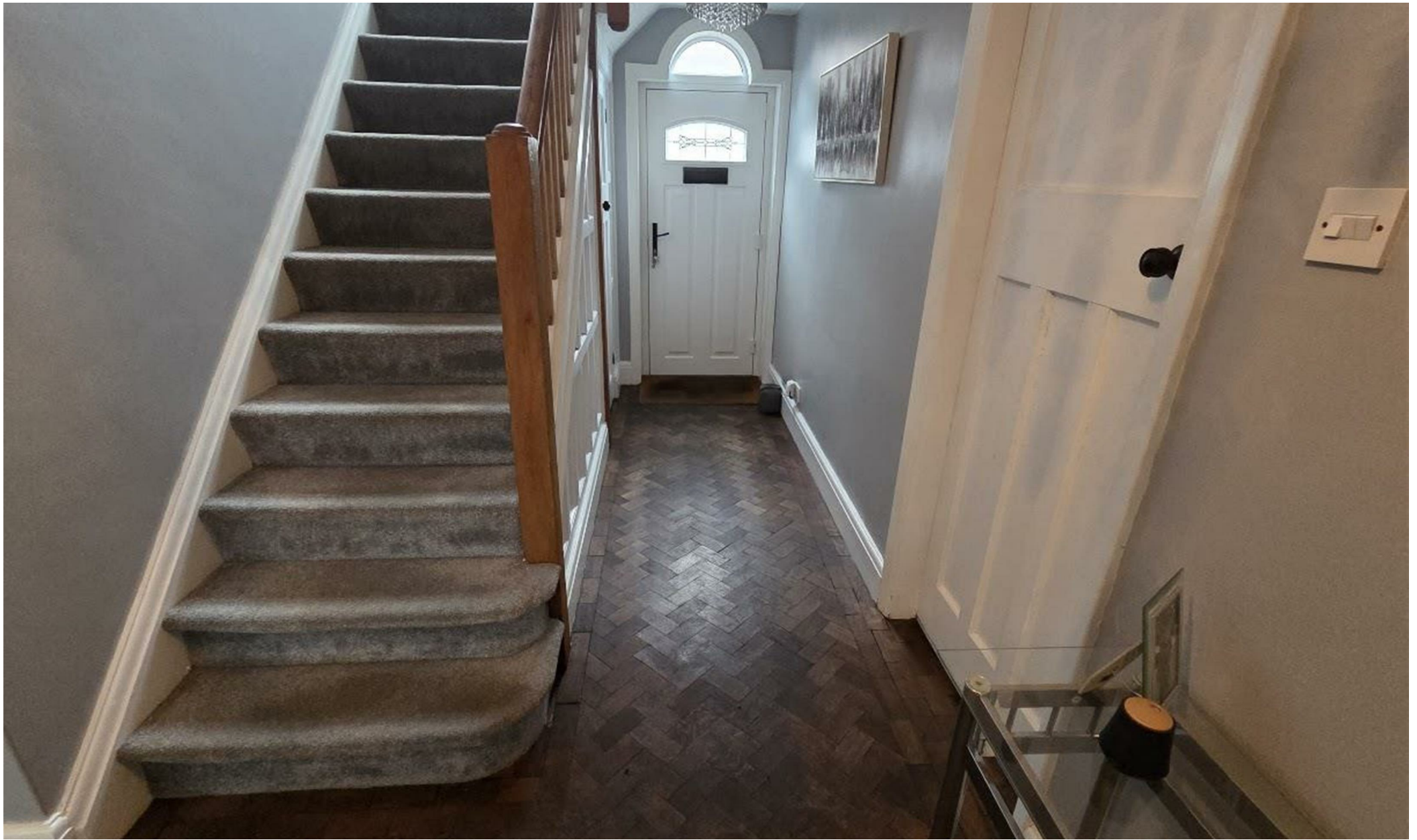
Intending purchasers will be asked to produce identification before a sale can be agreed.

Viewings

Viewing is strictly by appointment with Location, 13-15 Albert Street, Mansfield, Nottinghamshire, NG18 1EB www.locationestateagency.co.uk Telephone: (01623) 654555



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<https://www.locationmansfield.co.uk>

Council Tax Band

E



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Location