



Tall Trees Old Mill Lane
Forest Town Mansfield

burchell
edwards

Tall Trees Old Mill Lane Forest Town Mansfield NG19 0JP

for sale
£110,000



Property Description

Situated on the well-regarded Tall Trees mobile home park in Forest Town, this well-presented two-bedroom home offers practical and low-maintenance living.

The accommodation comprises an entrance hall leading into an open-plan kitchen and lounge area, fitted with modern units and integrated appliances, alongside a comfortable living space with French doors providing access to the front decking. There are two bedrooms, both benefitting from fitted wardrobes, with the main bedroom enjoying the convenience of an en-suite shower room. A further bathroom, adding versatility to the layout.

Externally, the property stands on a generous plot with a block paved front providing off-road parking for multiple vehicles. The garden has been designed for ease of upkeep, being primarily block paved and including a shed and outside tap.

Located within easy reach of local amenities and transport links, this property offers a well-balanced option for buyers seeking a manageable and well-appointed home.

Entrance Hall

Entrance via uPVC door, vinyl flooring, base unit with integrated washing machine, storage cupboard and wall-mounted radiator.

Kitchen / Lounge

Open-plan space with vinyl flooring to the kitchen and carpet to the lounge. Fitted with matching wall and base units, inset gas hob, electric oven and cooker hood, inset uPVC sink and drainer, and integrated appliances including fridge-freezer and electric microwave. Double glazed window to the side and uPVC French doors to the front. Additional features include an electric fire, spotlights, Mitsubishi air conditioning, dehumidifier and heating system.



Bedroom One

Double bedroom with carpeted flooring, wall-mounted radiator, double glazed window to the rear, fitted wardrobes and door to en-suite.

En-Suite

Comprising a walk-in shower, ceramic toilet and wash hand basin, with vinyl flooring, wall-mounted towel radiator and a double glazed window to the side.

Bedroom Two

Double bedroom with carpeted flooring, wall-mounted radiator, double glazed window to the side, fitted wardrobes, and spotlights.

Bathroom

Fitted with a bath with shower over, ceramic toilet and wash hand basin. Features include vinyl flooring, UPVC clad splash walls, skylight and spotlights.

Externals

To the front is a block paved parking area providing off-road parking for up to five vehicles, with decking accessed from the lounge.

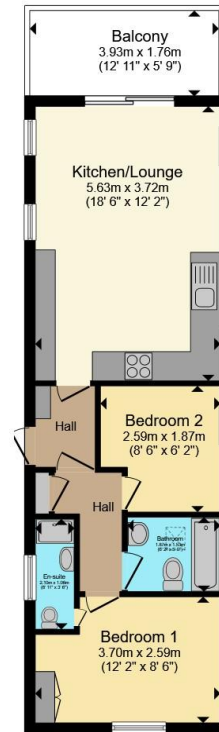
Garden:

Low maintenance garden, mainly block paved, with outside tap and metal sheet shed.









Total floor area 47.0 m² (506 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

check out more properties at burchelledwards.co.uk

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209840 - 0001