

10 Dunsil Road, Mansfield Woodhouse, Mansfield, Nottinghamshire, NG19 7GD

No Chain £150,000

Tel: 01623 626990

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern End Town House
- Lounge & Separate Kitchen
- UPVC Double Glazing
- One Parking Space
- Close to Excellent Facilities
- 2 Bedrooms
- Gas Central Heating
- Low Maintenance Gardens
- Single Garage
- Ideal for FTB's or Investors

A modern two bedroom end town house built in 2004 (in a row of 3) with parking and a separate single garage.

Dunsil Road is an established suburban location within walking distance to Mansfield's wide range of facilities, including walking distance to Brunts Academy. The property represents an ideal purchase for first time buyers, professional couples, single occupiers or investors looking for a modern, low maintenance property.

The property has gas central heating and UPVC double glazing. The accommodation comprises an entrance hall, kitchen and a lounge with French doors. The first floor landing leads to two bedrooms and a bathroom.

OUTSIDE
The property stands elevated and back from Dunsil Road behind an established hedgerow boundary frontage. There is a low maintenance front garden laid to pebbles with shrubs and three central steps lead up to the front entrance door. A side gate and pathway leads round to the rear garden. To the rear of the property, there is a low maintenance garden with an initial decked patio off the lounge, pebbles, two planting areas and a second raised decked patio. A gate at the end provides access onto the parking courtyard where there is one allocated parking space in front of a single garage.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL
10'9" x 6'5" max (3.28m x 1.96m max)
With radiator, tiled floor and stairs to the first floor landing.

DOWNSTAIRS WC
4'9" x 2'9" (1.45m x 0.84m)
Having a low flush WC. Corner pedestal wash hand basin with tiled splashbacks. Radiator, tiled floor and obscure double glazed window to the front elevation.

KITCHEN
10'9" x 5'4" (3.28m x 1.63m)
Having wall cupboards, base units and drawers with laminate work surfaces. Inset stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob and stainless steel extractor hood above. Plumbing for a washing machine a space for fridge/freezer. Radiator, tiled floor, cupboard housing the central heating boiler and double glazed window to the front elevation

LOUNGE
14'1" x 12'2" (4.29m x 3.71m)
With radiator, understairs storage cupboard and French doors leading out onto the rear garden.

FIRST FLOOR LANDING
6'8" x 6'4" (2.03m x 1.93m)
With loft hatch.

BEDROOM 1
12'2" x 9'8" (3.71m x 2.95m)
With airing cupboard housing the pressurised hot water cylinder. Radiator and double glazed window to the front elevation.

BEDROOM 2
12'2" x 8'9" max (3.71m x 2.67m max)
With radiator and double glazed window to the rear elevation.

BATHROOM
6'1" x 5'6" (1.85m x 1.68m)
Having a panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Part tiled walls, radiator, extractor fan, shaver point and obscure double glazed window to the side elevation.

GARAGE
16'4" x 8'7" (4.98m x 2.62m)
With up and over door.

VIEWING DETAILS
Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith on 07817-283-521.

TENURE DETAILS
The property is freehold with vacant possession upon completion.

SERVICES DETAILS
All mains services are connected.

MORTGAGE ADVICE
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









































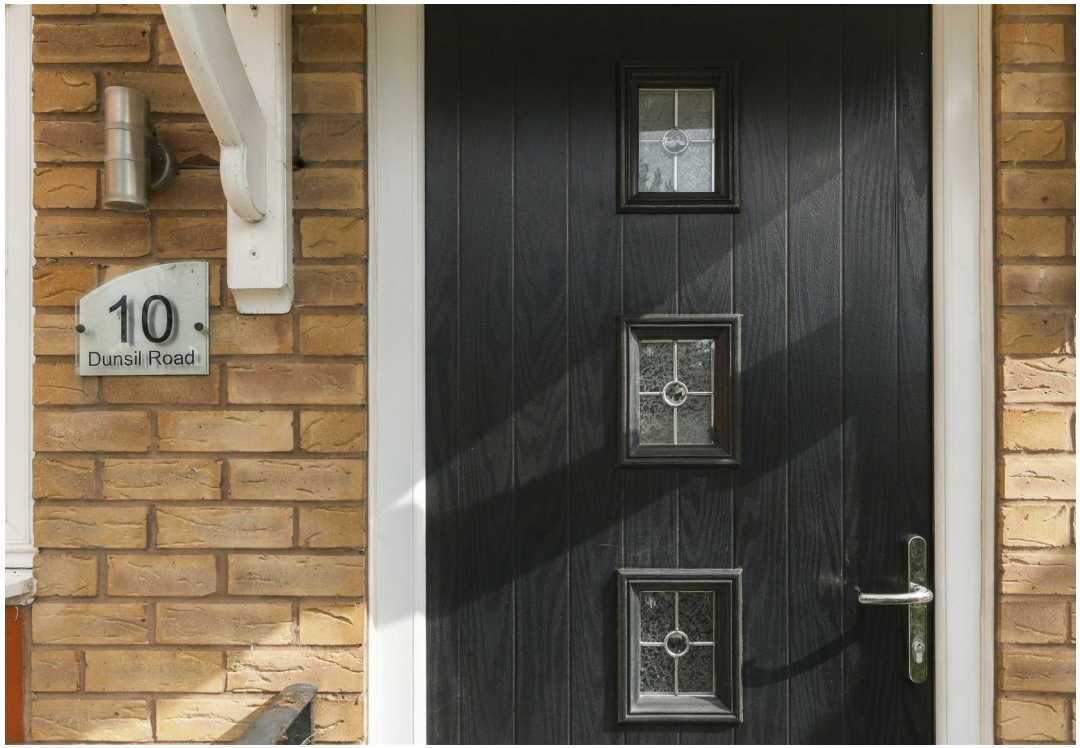








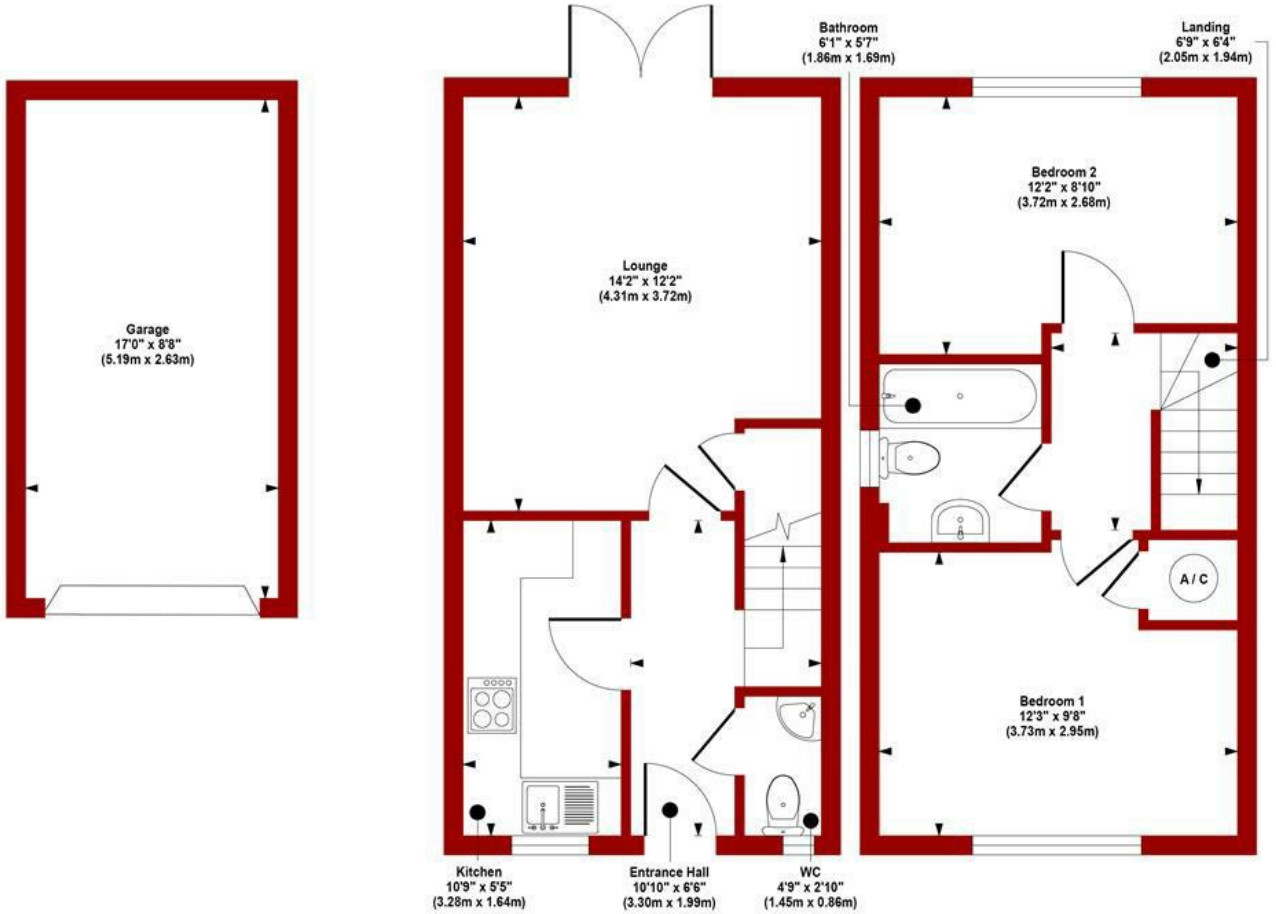



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FOR SALE

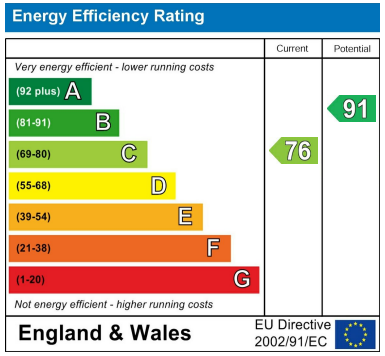


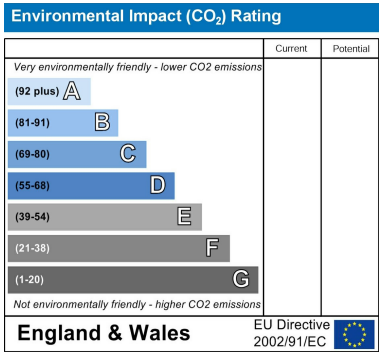
Dunsil Road Mansfield Woodhouse
Approximate Gross Internal Area
Main House = 616 SQ FT / 57 SQ M
Garage = 146 SQ FT / 14 SQ M
Total = 762 SQ FT / 71 SQ M

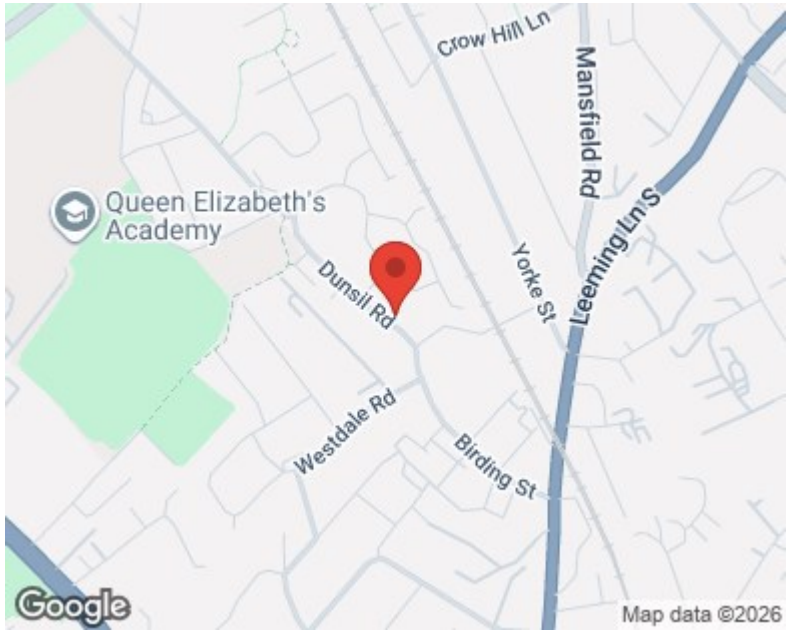


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990

RICS
The Property Ombudsman

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