



16 MOSSCAR CLOSE SPION KOP, WARSOP

A two bedroom older style property with open plan kitchen dining room, front aspect lounge, two double bedrooms and a rear utility room/cloakroom. In addition, there is a well stocked and attractive rear garden. The property does require some cosmetic attention but makes a great first time buy or investment. Three local 'good' rated Ofsted schools

Offers Over £100,000

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BROWN & CO

Property and Business Consultants

16 MOSSCAR CLOSE, SPION KOP, WARSOP, NG20 0BW

LOCATION

Mossca Close is a popular residential road within close proximity to the local shops and newly built Co-Op with local bus services available linking to Mansfield and Nottingham. Easy on street parking

DIRECTIONS

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ACCOMMODATION

Half glazed door to **OPEN ENTRANCE HALL** cupboard housing wall mounted gas fired central heating boiler installed in 2020 and has been serviced annually.

LOUNGE 12'10" x 12'6" (3.95m x 3.84m) two front aspect double glazed windows. Feature York stone fireplace with fitted electric fire on raised tiled hearth. TV and DVD display plinth with shelving. TV and telephone points. Under stairs space. Central heating thermostat.

CLOAKROOM

KITCHEN DINER 15'4" x 10'10" (4.69m x 3.34m) single glazed window overlooking the rear garden. Good range of base and wall mounted cupboards and drawer units. Single stainless steel sink drainer unit with space and plumbing below for one appliance. Additional space for free standing cooker. Ample working surfaces, part tiled walls.

FIRST FLOOR LANDING access to roof void.

BEDROOM ONE 12'4" x 11'3" (3.79m x 3.45m) two front aspect double glazed windows. Built in over stairs wardrobe with hanging space.

BEDROOM TWO 12'10" x 9'0" (3.95m x 2.78m) rear aspect double glazed window with views to the garden and fields beyond. Built in airing cupboard with factory lagged hot water cylinder, fitted immersion and shelving.

WET ROOM rear aspect partially obscured double glazed window. Part tiled walls, walk in wet room shower with electric shower and handheld attachment. Pedestal hand basin, low level wc, towel rail radiator. Extractor.

OUTSIDE

The front is low maintenance with raised pebbled bed with some established shrubs. Iron railings and gates to the side path. Wood gate giving access to the rear garden.

The rear garden is well stocked and a main feature and is fenced and hedged to all sides. Full width patio and raised paved patio.

External lighting and water supply. Good area of lawn.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Mansfield District Council that this property is in Band A

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

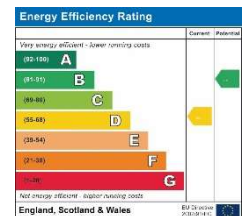
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in March 2023.



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