



## 89 Forest Road, Clipstone Village

Guide Price £160,000 - £170,000 Freehold

IMMACULATE END-TERRACE HOME • IDEAL FIRST PURCHASE, NO UPWARD CHAIN • TWO BEDROOMS, TWO RECEPTION ROOMS PLUS LOVELY SUN ROOM • GENEROUS GARDEN AND LOCATED CLOSE TO LOCAL AMENITIES • VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
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**John Sankey**











## Outside

To the front, a low-maintenance garden offers potential to create off-street parking, as seen with neighbouring properties. A gated pathway provides shared side access to the beautifully landscaped rear garden. The rear garden has been thoughtfully designed with ease in mind, featuring a resin seating area, artificial lawn, pebble sections, and bark-lined beds—ideal for low-maintenance planting. A second garden area is accessed through a rear gate and boasts a shaped lawn, patio space, and a summer house with power, which is to be included in the sale. This outdoor space is a true asset for gardening or entertaining, and there is also an outside tap for added convenience.

## Additional Information

Tenure: Freehold

Council Tax Band: A

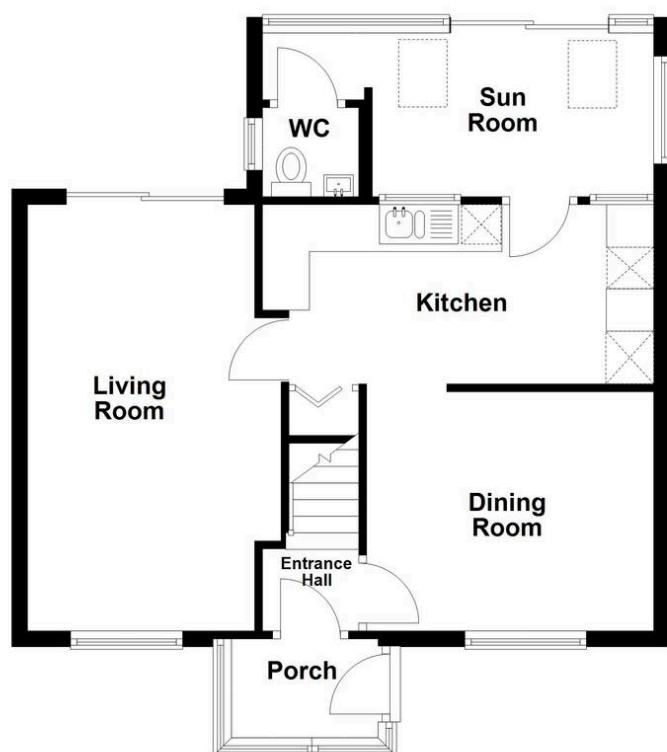
The property benefits from solar panels which have approximately 11 years remaining on the lease.





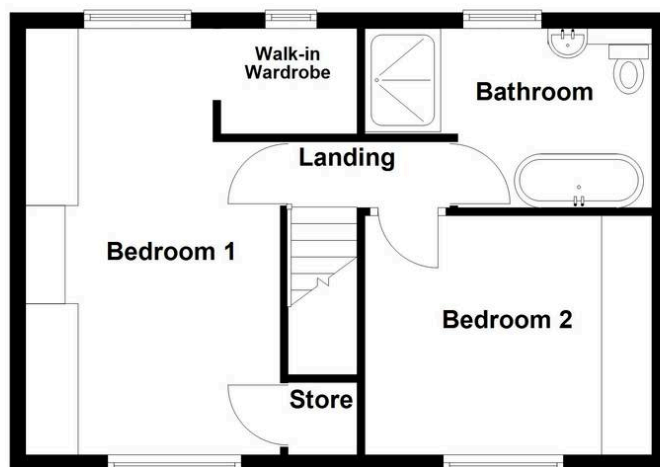
### Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 99.3 sq. metres (1069.4 sq. feet)

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.



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