



29 Arran Square, Mansfield NG19 6RP

£85,000

A pleasantly situated ground floor maisonette making a great alternative to a bungalow at an affordable price. Perfect for the working couple, single occupier or those wishing to spend their retirement years with the convenience of single storey living.

- Great Location
- Garage
- Comfortable Lounge
- Low maintenance Gardens

DESCRIPTION AND SITUATION

The sale of this well proportioned, ground floor Maisonette will be of immediate interest to those who are contemplating retirement and seeking the advantages to be associated with single storey living. The property will also appeal to those with a busy lifestyle, divorcee or single occupier in need of a property that is easy to maintain whilst, at the same time, offering comfortable living accommodation complemented by two good size bedrooms.

The property has the benefit of garage forming part of a battery of garages just around the corner from the Maisonette. Interested parties should also note that there is a useful footpath in close proximity which enables easy access to be gained to the Morrison's supermarket and bus service on Sutton Road.

The property has been successfully rented out in the past when it was generating an annual income of £5,580.00 per annum making it a very viable investment proposition as well.

The property is offered for sale with no upward chain and early possession is readily available subject only to formal completion of sale.

ACCOMMODATION

The accommodation comprises :

ENTRANCE HALL

With in built storage cupboard and central heating radiator.

LOUNGE 11'1" x 17'11" (3.38 x 5.48)

Electric focal fire set within a decorative surround. Double glazed UPVC Oriel window overlooking the gardens. Central heating radiator.



KITCHEN 8'9" x 8'9" (2.69 x 2.69)

Equipped with base and wall mounted storage cupboards including a stainless steel single drainer sink unit, four ring gas hob / oven, plumbing for washer, Baxi gas boiler plus central heating radiator.



INNER HALL

BEDROOM 14'4" x 8'10" (4.37 x 2.71)

With central heating radiator and double glazed window.

**BEDROOM 11'10" x 8'1" (3.62 x 2.47)**

With double glazed UPVC Oriel window and central heating radiator.

**BATHROOM / WC 5'7" x 8'9" (1.71 x 2.69)**

Equipped with a bath with electric shower above. wash hand basin,WC , central heating radiator, double glazed window and in built lined cupboard.



OUTSIDE

There is a relatively small, easy to maintain garden which is laid to lawn along with flowerbeds. There is a garage forming part of the battery of garages a short distance away from the property.

**TENURE**

Interested parties should note that all of the home owners in this block have purchased their freehold interest - hence there is no ground rent payable.

VIEWING

Arranged with pleasure by the sole selling agents.

DISCLAIMER

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.

Energy Efficiency Rating		Current	Potential		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (92 plus) A					Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B					(81-91) B	
(69-80) C					(69-80) C	
(55-68) D					(55-68) D	
(39-54) E					(39-54) E	
(21-38) F					(21-38) F	
(1-20) G					(1-20) G	
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions	
England & Wales					England & Wales	
EU Directive 2002/91/EC					EU Directive 2002/91/EC	

© Barnes Group Inc. 2007. All rights reserved. Barnes is a registered trademark of Barnes Group Inc. in the United States and other countries. Barnes Group Inc. is a member of the LendLease family of companies.