



NEWTON
FOLLOWELL

Blakeney Drive,

Mansfield, Nottinghamshire, NG18 4DN

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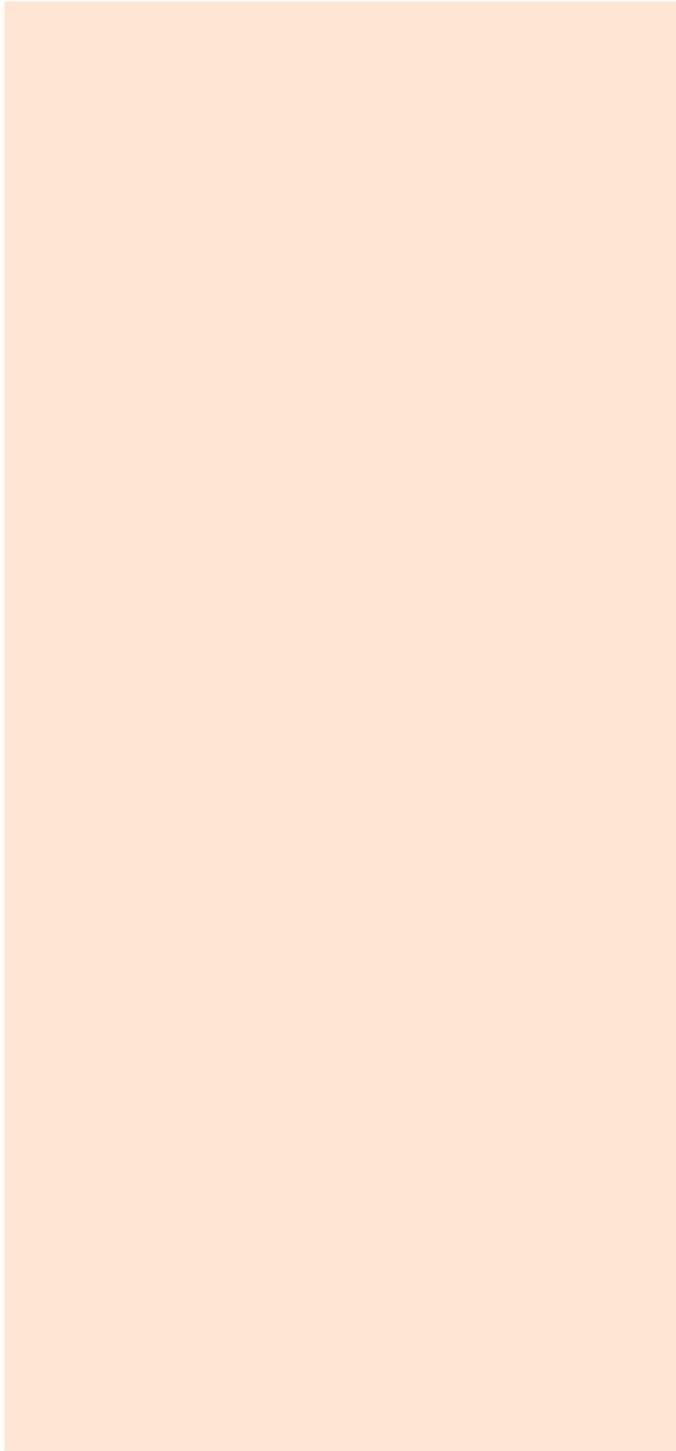
Blakeney Drive,
Mansfield, Nottinghamshire, NG18 4DN
£170,000

****HUGE POTENTIAL TO MAKE THIS PROPERTY YOUR OWN
BOASTING A DRIVEWAY FOR 3 CARS PLUS A GARAGE. CLOSE TO
LOCAL PARKS AND WALKS-NO CHAIN****

Are you looking for a spacious two bedroomed property which could even be turned into three bedrooms in a highly regarded area? Comprising of the following: Side access into the breakfast kitchen with wall mounted boiler unit, lounge leading into the dining area divided by an archway, two bedrooms and a walk-in shower room. Externally: Low maintenance front/rear gardens set behind a brick wall, detached single garage and gated rear access.

VIEW WITH AN OPEN EYE AND MAKE YOUR HOME!





- Detached bungalow in a popular residential area
- Modern GCH system
- Close to local park and grassed areas
- Low maintenance front/rear gardens and plenty of parking
- Lounge/Dining room divided by an archway
- NO UPWARD CHAIN
- Call Newton Fallowell on 01623 424616 to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

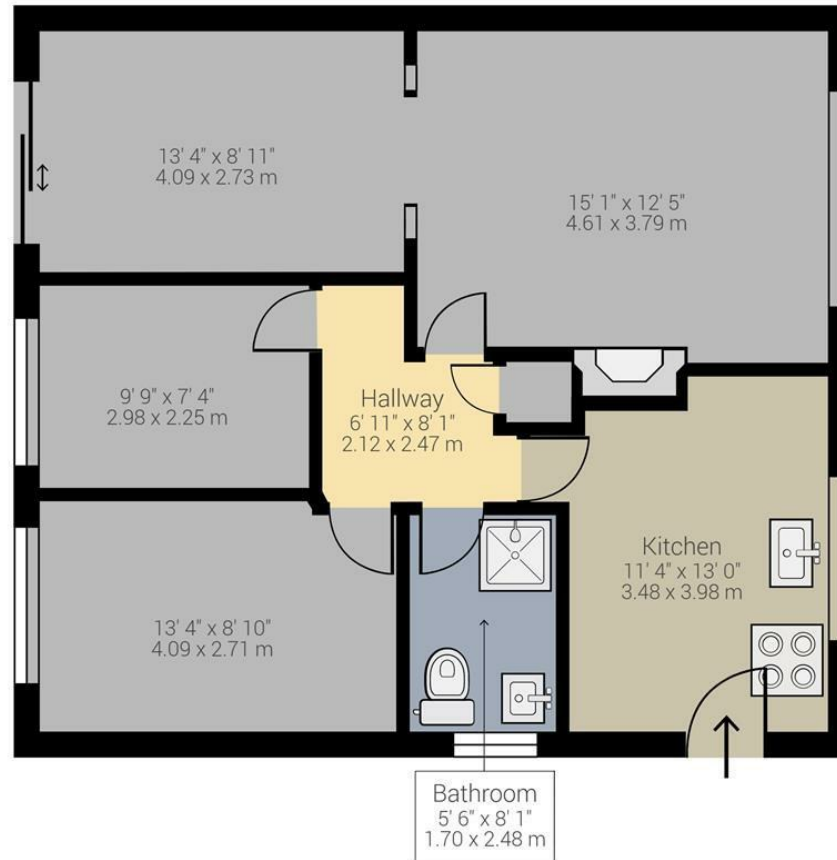
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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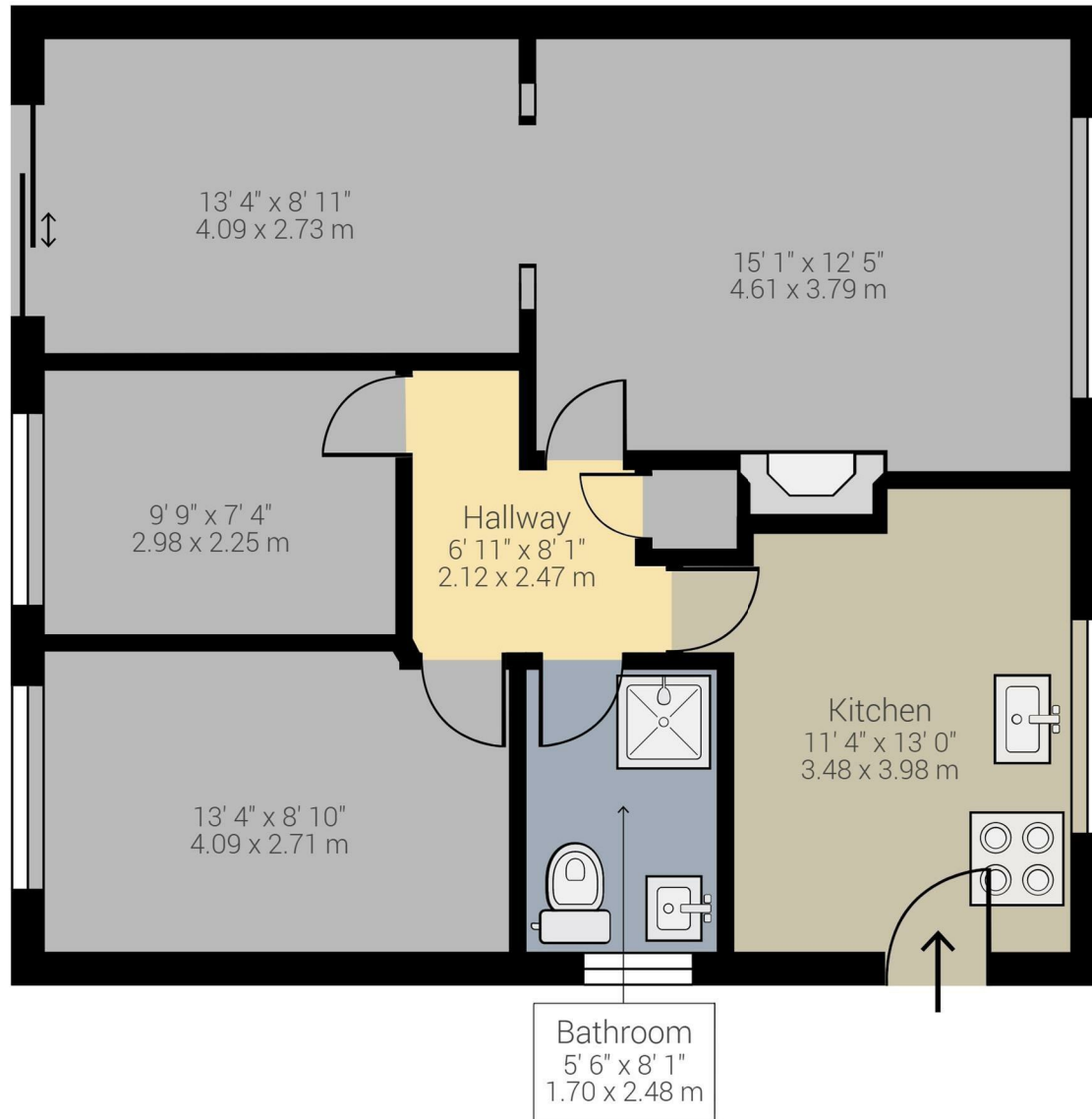


Approximate net internal area: 730.7 ft² / 67.88 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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