



2 St. James Gardens, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9FE

£169,995

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Modern End Town House
- Three Bedrooms
- Modern Fitted Kitchen
- Off Road Parking & Garage
- Popular Residential Location
- Deceptively Spacious Living Space
- Neutral Family Bathroom
- Spacious Lounge Diner
- Private Well Maintained Rear Garden
- Viewing Highly Recommended

A deceptively spacious, modern and stylish three bedroom end town house which offers plenty of space for any first time buyer that want to obtain a property with room to grow as a family. Since their purchase of the property the current vendors have created a sleek and stylish modern home with a timeless edge that will be sure to prove extremely popular to an array of potential buyers.

The spacious accommodation comprises an inviting entrance hall, cloakroom, modern and timeless kitchen with a range of fitted shakerstyle units in a subtle grey and a large yet cosy lounge diner with French doors opening onto the private rear garden. To the first floor landing there are three bedrooms and a separate neutral family bathroom with modern three piece suite.

Externally the property has a low maintenance frontage with a manageable neat and tidy front lawn with a central pathway leading to the property and toward the side access gate which provides seamless access from front to back. To the rear there is a good sized private garden that is majority laid to lawn. The property also benefits from off road parking and a garage equipped with power and lighting which is accessible to the rear of the property and also has a secure gate which opens from the driveway onto the rear garden which improves convenience massively.

A viewing cannot come more highly recommended as an immaculate property of this nature with the additional bonus of being located on this well regarded development of only 22 homes will be sure to not be available for long.

### ENTRANCE HALL

12'1" x 6'8" (3.68m x 2.03m)

An inviting entrance to the property having a well proportioned entrance hall with a radiator, ceiling light point and stairs providing access to the first floor landing.

### CLOAKROOM

6'8" x 3'2" (2.03m x 0.97m)

With two piece suite comprising of a pedestal wash hand basin with chrome taps, low flush WC. There is also a radiator, ceiling light point, tiled floor and an obscure double glazed window to the front elevation.

### BREAKFAST KITCHEN

12'0" x 7'5" (3.66m x 2.26m)

A modern yet timeless breakfast kitchen with a range of shakerstyle wall cupboards, base units and drawers in a subtle grey with working surfaces over. Inset one and half bowl sink with drainer and mixer tap. Integrated oven, four ring gas hob with wall mounted stainless steel extractor hood over. There is also a whole host of integrated appliances including fridge/freezer, washing machine and dishwasher. There is also a radiator, neutral tiled splashbacks, ceiling light point, well utilised breakfast bar area, tiled floor and a double glazed window to the front elevation with a fitted wide slat venetian blind that will be included within the sale.

### LOUNGE DINER

14'5" x 13'8" (4.39m x 4.17m)

A truly spacious yet cosy lounge diner with a feature fireplace with floating chunky wooden beam with contemporary and stylish hearth beneath. There are two radiators, ceiling light point, coving to ceiling, handy understairs storage cupboard, double glazed window to the rear elevation and a set of a double glazed French doors providing access on to the private rear garden both with fitted blinds which will be included within the sale.

### FIRST FLOOR LANDING

9'2" x 6'4" (2.79m x 1.93m)

Having a ceiling light point and loft hatch.

### BEDROOM 1

14'2" max x 8'8" (4.32m max x 2.64m)

A lovely light and airy double bedroom having a radiator, ceiling light point and a double glazed window to the rear elevation with a fitted wide slat venetian blind that will be included within the sale.

### BEDROOM 2

11'7" x 7'5" (3.53m x 2.26m)

A second well proportioned bedroom having a radiator, ceiling light point and a double glazed window to the front elevation with a fitted wide slat venetian blind that will be included within the sale.

### BEDROOM 3

7'6" x 6'9" (2.29m x 2.06m)

Having a radiator, ceiling light point and a double glazed window to the front elevation with a fitted wide slat venetian blind that will be included within the sale.

### BATHROOM

8'9" x 5'5" (2.67m x 1.65m)

A neutral majority tiled family bathroom with a modern three piece suite in white comprising of a panelled bath with mixer tap and wall mounted internally plumbed chrome shower over, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point, extractor fan, tiled floor and an obscure double glazed window to the rear elevation.

## OUTSIDE

Externally the property has a low maintenance frontage with a manageable neat and tidy front lawn with a central pathway leading to the property and toward the side access gate which provides seamless access from front to back. To the rear there is a good sized private garden that is majority laid to lawn. The property also benefits from off road parking and a garage equipped with power and lighting which is accessible to the rear of the property and also has a secure gate which opens from the driveway onto the rear garden which improves convenience massively.

## GARAGE

17'6" x 7'8" (5.33m x 2.34m)

With up and over door, power and lighting.

## VIEWING INFORMATION

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

## SERVICES DETAILS

All mains services are connected.

## TENURE DETAILS

The property is freehold with vacant possession upon completion.

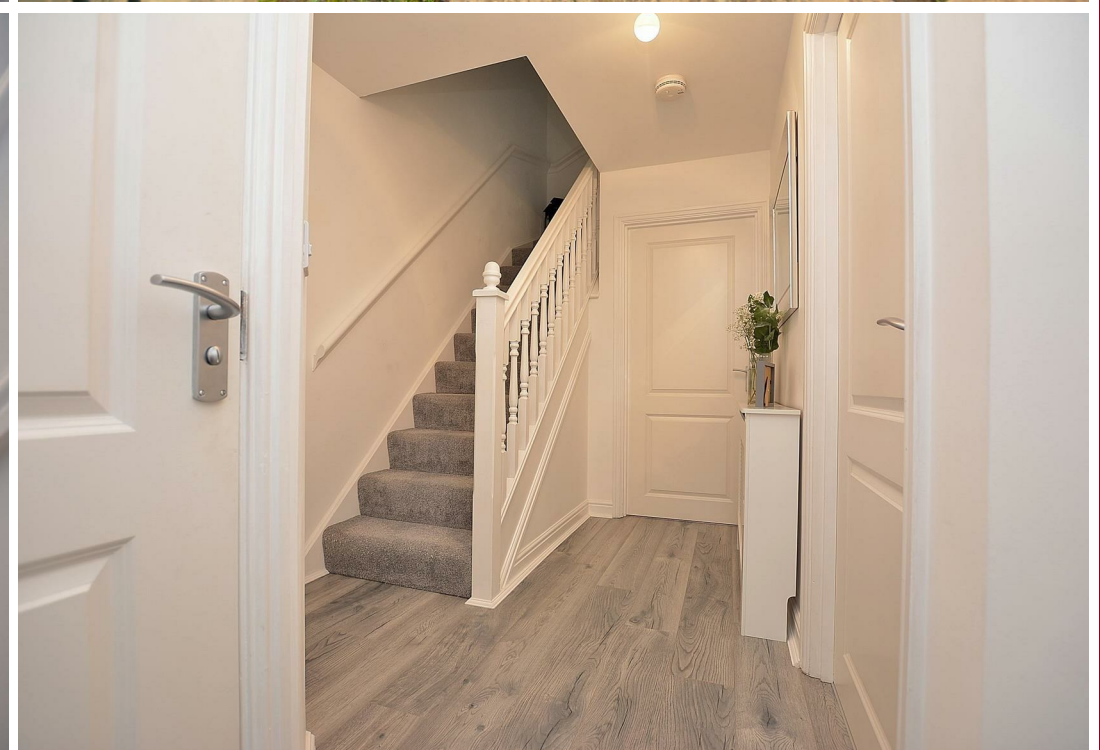
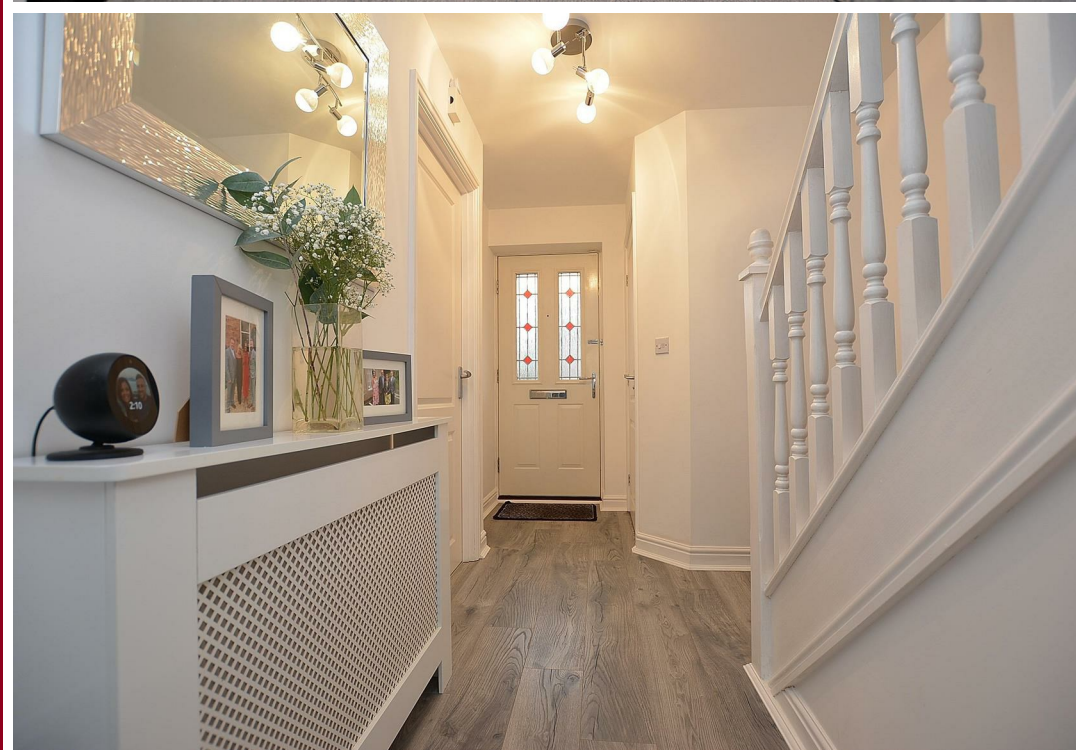
## MORTGAGE ADVICE

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.















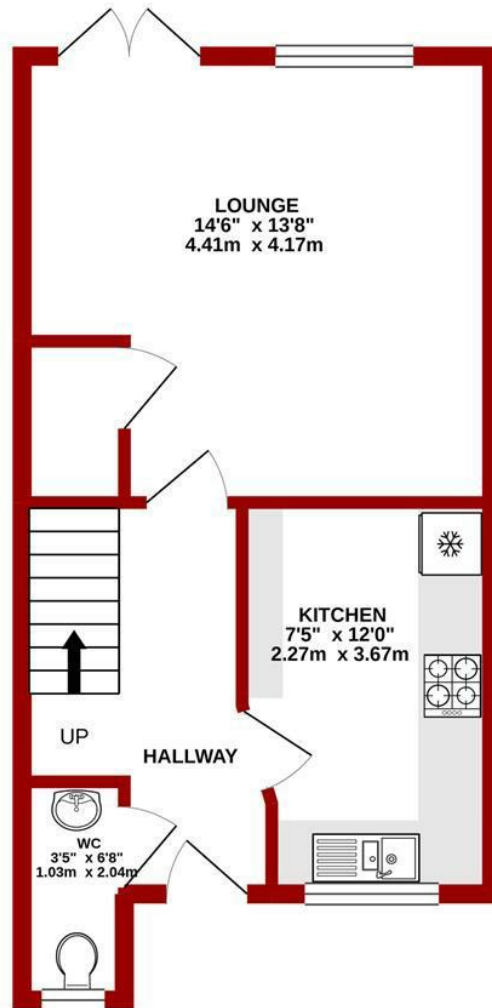




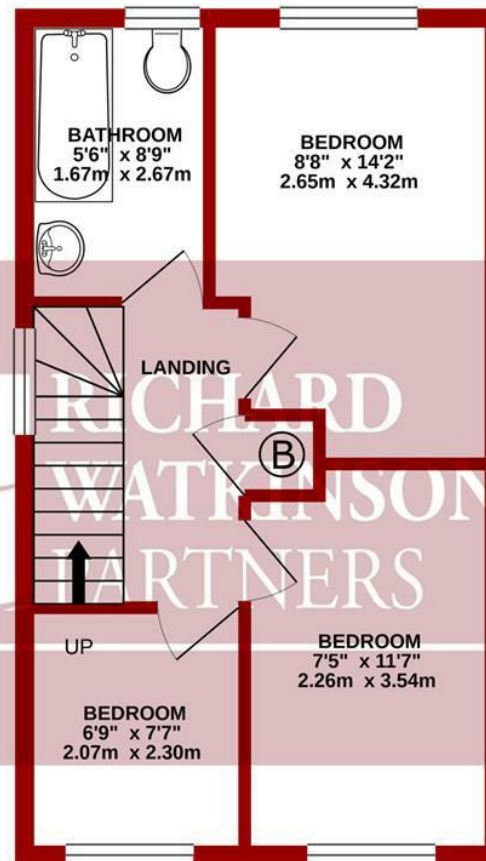




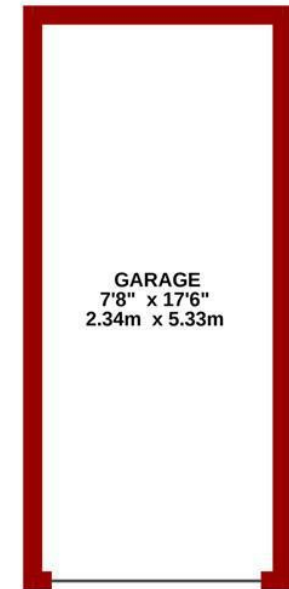
GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



GARAGE  
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
England & Wales		EU Directive 2002/91/EC

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



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 firm's 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



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