



**Stone Bank,**  
Mansfield, Nottinghamshire, NG18 4GL

**NEWTON**FALLOWELL



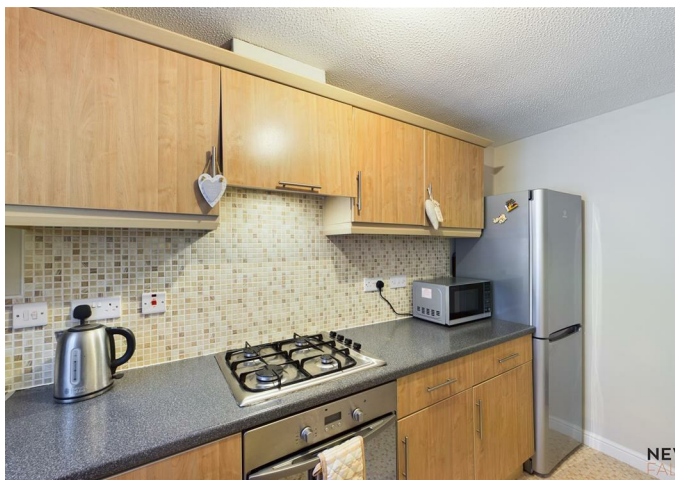
Stone Bank,  
Mansfield, Nottinghamshire, NG18 4GL  
£125,000

**\*\*IMMACULATELY PRESENTED- TWO BEDROOMED MID TOWNHOUSE SITUATED IN THE HEART OF BERRY HILL QUARRY\*\*** This property is only a short stroll from local shops and restaurant within a residential new build development in Mansfield.

Offered for sale with NO UPWARD CHAIN has been kept to a very high standard and will be of interest to couples, first-time buyers, and investors wishing to take advantage of the rental property market. Comprising of: Entrance hallway with storage space under the stairs, downstairs cloakroom/WC fitted with a two-piece suite, fitted kitchen, and an L-Shaped lounge/diner looking directly onto the rear enclosed low maintenance garden. First floor: Galleried landing, two spacious bedrooms decorated in neutral colours along with a three-piece family bathroom with shower over/glass screen.

Externally: Parking for two cars, rear garden fitted with artificial grass and paved patio area. The rear has gated access leading onto the cul-de-sac.

THIS IS A POPULAR HOUSE STYLE SITUATED IN A AREA BUYERS WANT!



Accommodation

Entrance Hallway

Cloakroom/WC

L-Shaped Lounge/Diner

Kitchen

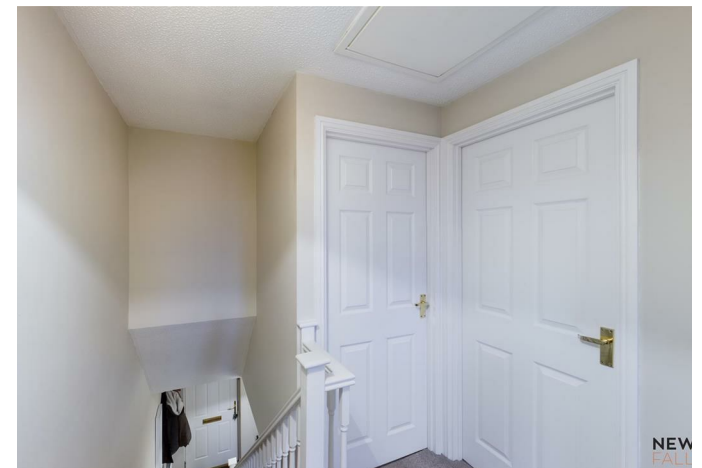
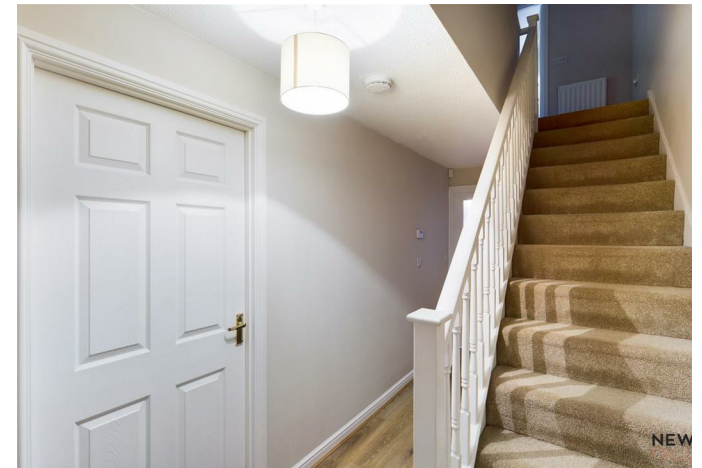
First Floor Landing

Master Bedroom

Bedroom Two

Family Bathroom

Externally

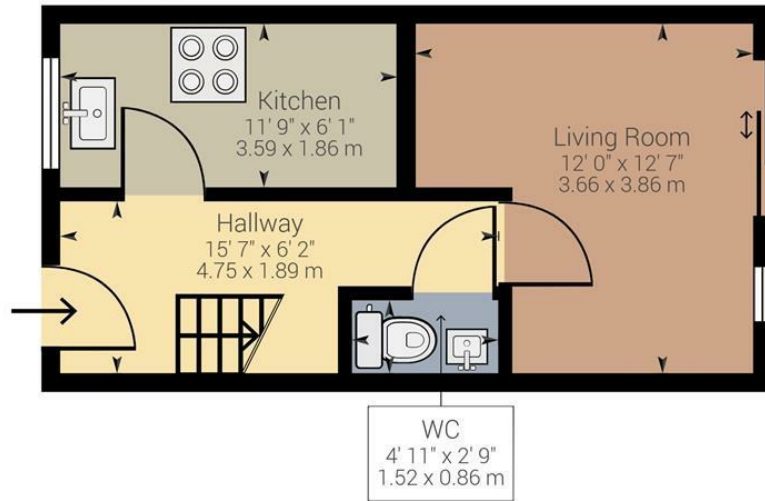


- Popular development in Mansfield with NO UPWARD CHAIN
- Two light and airy bedrooms
- Immaculately presented throughout
- Downstairs cloakroom/WC
- Upvc French doors onto the rear enclosed garden with artificial lawn/paved patio area.
- VIEWING ESSENTIAL-VIRTUAL NOW AVAILABLE BY CLICKING THE LINK

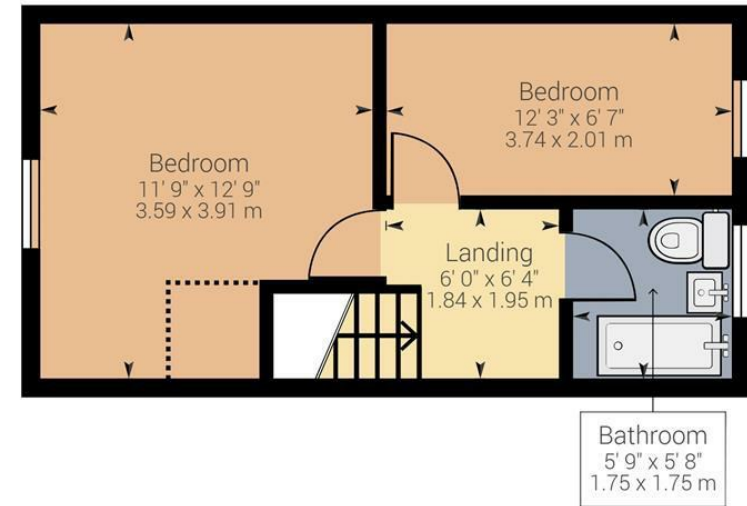


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</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		

Ground Floor



1st Floor



**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

Approximate net internal area: 583.14 ft<sup>2</sup> / 54.18 m<sup>2</sup>

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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