



**2 Hereford Avenue, Mansfield Woodhouse,
Mansfield, Nottinghamshire, NG19 8QF**

No Chain £155,000
Tel: 01623 626990

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

- Detached Bungalow
- Two Bedrooms
- Well Utilised Kitchen
- Driveway & Detached Garage
- No Chain / Popular Location
- Generous Well Kept Corner Plot
- Bathroom With Modern Suite
- Substantial Lounge
- Private Rear Garden
- Viewing Highly Recommended

A two bedroom detached bungalow occupying a beautifully maintained and manageable corner plot, situated on the highly favoured Hereford Avenue, just off Worcester Avenue. The property has been in the hands of the present family for many years, during which time, it has been well maintained and extremely well loved. The property is situated in a pleasant positioning which finds itself within walking distance of a well serviced bus route. This property also offers excellent scope and potential for extension and modernisation, should it be required, especially due to its large corner plot which would open endless possibilities, subject to relevant planning consents.

The accommodation comprises an L-shaped entrance hall, fitted kitchen and bathroom with modern three piece suite in white, lounge and two bedrooms. The property has gas central heating and UPVC double glazing.

Externally, there is a lawned front garden which extends to the side of the property and a driveway accessed by the side of the property, leading to a detached garage. The private section of rear garden is well sheltered by the garage and secure fenced boundaries, creating a perfectly private, enclosed space to sit and enjoy.

Overall, this is a lovely bungalow, ideally suited to those looking to downsize to low maintenance, single storey living in a popular area of Mansfield Woodhouse. The property is offered to the market with the advantage of no upward chain and viewings can be arranged by appointment with the selling agent.

AN OBSCURE DOUBLE GLAZED UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

ENTRANCE HALLWAY

10'0" max x 8'7" max (3.05m max x 2.62m max)

An L shaped entrance hall with a handy storage cupboard, ceiling light point and a loft hatch.

KITCHEN

9'9" max x 8'8" (2.97m max x 2.64m)

Having wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and traditional taps, space for a free standing cooker and plumbing for a washing machine. There is also a ceiling light point, tiled splash backs, handy storage cupboard which could potentially be removed to create more space, wall mounted Worcester boiler fitted within the last four years and a double glazed window to the front elevation.

LOUNGE

17'1" x 9'11" (5.21m x 3.02m)

A spacious lounge with a central gas fire, ceiling light point, radiator and a double glazed window to the front elevation.

BEDROOM 1

12'11" x 9'11" (3.94m x 3.02m)

A double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM 2

9'10" x 8'8" (3.00m x 2.64m)

A second bedroom with fitted wardrobe and storage unit, ceiling light point, radiator and a double glazed window to the rear elevation.

BATHROOM

6'5" x 5'5" (1.96m x 1.65m)

A modern and neutral bathroom with three piece suite in white comprising a panelled bath with shower over, wash hand basin with chrome taps and a low flush WC. There is also a radiator, ceiling light point, tiled walls and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, there is a lawned front garden which extends to the side of the property and a driveway accessed by the side of the property, leading to a detached garage. The private section of rear garden is well sheltered by the garage and secure fenced boundaries, creating a perfectly private, enclosed space to sit and enjoy.

GARAGE

With up and over door.

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

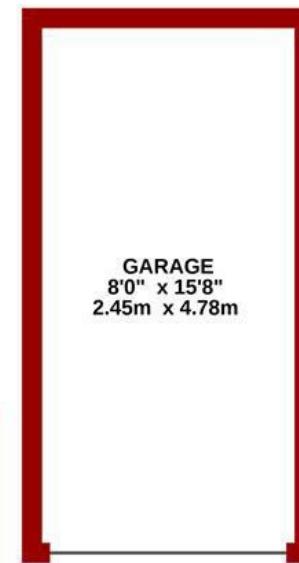
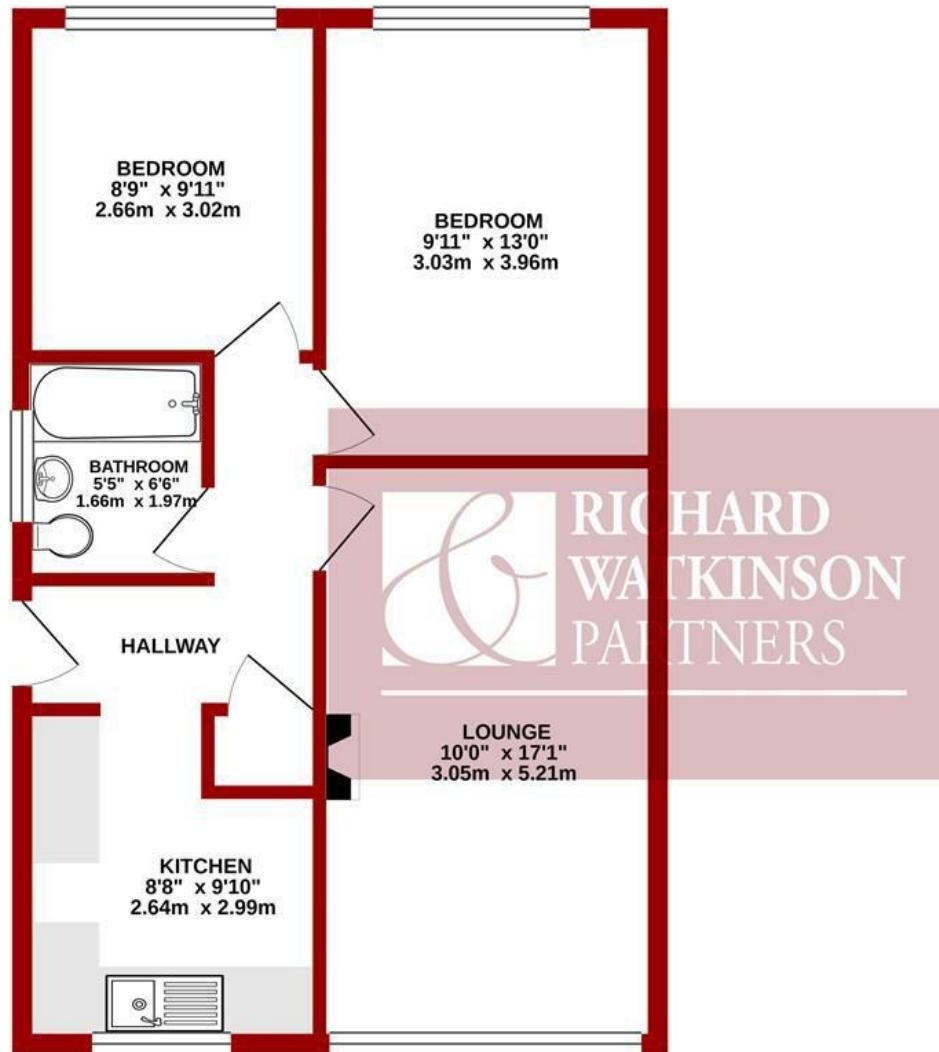
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





FLOORPLAN
577 sq.ft. (53.6 sq.m.) approx.

GARAGE
126 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.3 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		
(81-91)	B		
(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 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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 firms 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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