



The Woodlands, Langwith, Mansfield, Langwith NG20 9BT

 3

 1

 2

 EPC

E

Offers Over £150,000

PINEWOOD





# The Woodlands Langwith Mansfield Langwith NG20 9BT



## Offers Over £150,000

**3 bedrooms**  
**1 bathrooms**  
**2 receptions**

- END TERRACE PROPERTY IN A VILLAGE LOCATION
  - THREE BEDROOMS
  - TWO RECEPTION ROOMS
  - LARGE KITCHEN DINER
  - DOWNSTAIRS W/C
- FOUR PIECE BATHROOM SUITE
  - LARGE REAR GARDEN
  - OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING
- COUNCIL TAX BAND 'A' - FREEHOLD







**\*\*\*BRIGHT AND ROOMY HOUSE WITH OFF ROAD PARKING AND LARGE REAR GARDEN\*\*\***

This is a three bedroom END TERRACE house located in a poplar village of Langwith. The property is situated close to local amenities and is only a short drive to Mansfield town. The property comprises of an entrance hall, lounge, a snug room, a spacious dining kitchen and a downstairs W/C. To the first floor there are TWO double bedrooms, a further single room and a four piece bathroom suite comprising of a walk in shower, panelled bath, wash hand basin and toilet. The large rear garden is enclosed and private. This house further benefits from oil fired central heating, double glazing and ample off road parking. **\*\*\*\*DON'T MISS OUT ON THIS GEM OF A PROPERTY\*\*\*\***

**\*\*Video tour available - Take a look around\*\***

**\*\*\*Please contact Pinewoods for further information and to arrange a viewing\*\*\***

#### **A RESERVATION AGREEMENT MAYBE AVAILABLE**

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

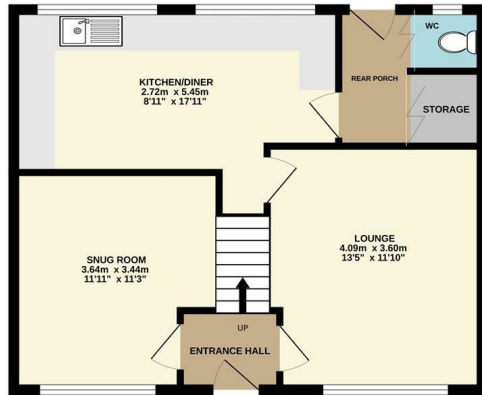
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

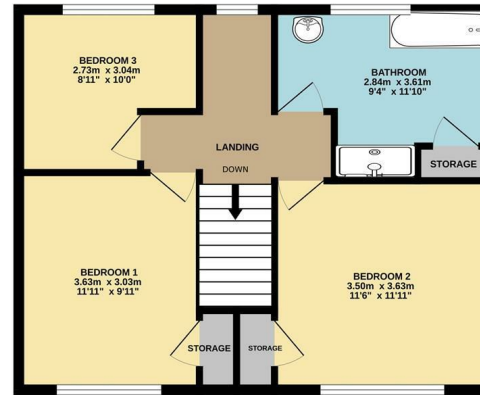
#### **DISCLAIMER**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

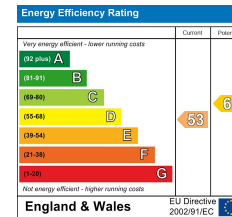
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2023



Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



PINEWOOD