



**8 Fisher Lane
Mansfield, Nottinghamshire NG18 2SA**

£110,000

- A TWO BEDROOM MID TERRACED HOUSE
- DOUBLE GLAZED THROUGHOUT
- LOUNGE/DINER AND KITCHEN
- TWO BEDROOMS AND BATHROOM TO THE FIRST FLOOR
- WITHIN CLOSE PROXIMITY OF MANSFIELD TOWN CENTRE PROVIDING A RANGE OF SHOPS AND SERVICES
- IDEAL FOR FIRST TIME BUYER
- GAS CENTRAL HEATING
- BASEMENT
- ENCLOSURE REAR GARDEN
- ON STREET PARKING

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Nottingham Road Mansfield, turn left onto Bath Street and then, at the end of the road, turn right onto Littleworth before turning left onto Fisher Lane where the property can be identified by our "For Sale" sign.

ACCOMMODATION COMPRISES

A wooden, part glazed, entrance door leads into the:

LOUNGE/DINER

24'5" x 11'8" (max) (7.46m x 3.58m (max))

Having a fitted carpet, 2 x radiators, dual aspect UPVC double glazed windows, stairs off to the first floor, access to the cellar (running from the front of the property to the rear), gas fire in a wooden surround with tiled hearth and through to:



KITCHEN

13'6" x 5'6" (4.14m x 1.70m)

Benefitting from a range of wall and base units with marble effect worktops, stainless steel sink and drainer, radiator, UPVC double glazed window to the rear elevation, UPVC double glazed window to the rear elevation, part glazed UPVC double glazed door to the rear garden, freestanding gas cooker, plumbing for washing machine and part tiled walls.

FIRST FLOOR

LANDING

Fitted carpet and radiator.

BEDROOM ONE

11'8" (max) x 10'11" (to rear of wardrobes) (3.58m (max) x 3.33m (to rear of wardrobes))

Fitted carpet, UPVC double glazed window to front aspect and radiator.



BEDROOM TWO

14'0", narrowing to 11'0" x 7'1" (4.28m, narrowing to 3.36m x 2.17m)

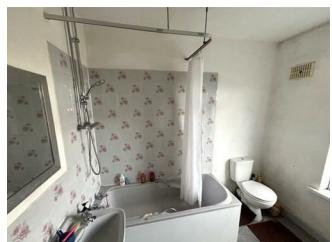
Radiator, fitted carpet, UPVC double glazed window to rear elevation and loft access.



BATHROOM

8'9" x 7'10", narrowring to 6'0" (2.67m x 2.39m, narrowring to 1.85m)

Grey bath with shower over, grey sink and pedestal, white W/C. opaque UPVC double glazed window to rear aspect, cupboard housing the combi boiler, fitted carpet and radiator.



OUTSIDE

To the front of the property is a small fenced and gated paved area leading to the entrance door. To the rear is an enclosed block paved seating area accessed via a shared path to the side of the property. On street parking is to the front (subject to availability).



Council Tax: A (Mansfield District Council)

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		

