



**61 Clipstone Road East
Forest Town, Nottinghamshire NG19 OHS
£140,000**

- A THREE BEDROOMED SEMI-DETACHED PROPERTY, REQUIRING A COURSE OF UPGRADING.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM AND BATHROOM WITH WHITE SUITE.
- EXTENSIVE REAR GARDEN WITH SECTIONAL GARAGE, BLOCK PAVING AND GRASSED AREA.
- ROAD LINKS TO THE A614/A1 AND M1 MOTORWAY, PLUS LOCAL AMENITIES.
- PREVIOUSLY RENTED TO THE SAME TENANT FOR SEVERAL YEARS, HENCE THE CONDITION.
- ENTRANCE HALL, LOUNGE, BREAKFAST KITCHEN AND SEPARATE UTILITY ROOM.
- ENCLOSED FRONT GARDEN AND SHARED DRIVEWAY TO THE SIDE OF THE PROPERTY.
- POSITIONED ON A SLIP ROAD, SHIELDED FROM THE MAIN ROAD BY A HEDGEROW.
- EXCELLENT OPPORTUNITY FOR DEVELOPERS OR THOSE SEEKING THEIR OWN PROJECT.

VIEWING:

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

DIRECTIONS:

from the centre of Mansfield, proceed to Bath Lane, which then becomes Ravensdale Road. Turn left at the T junction onto Sherwood Hall Road. Proceed through the traffic lights, where it then becomes Clipstone Road West. At the junction with New Mill Lane, fork left onto the slip road of Clipstone Road East. The property is further down here on the left-hand side.

Accommodation comprises:

Entrance Hall

UPVC front door, radiator and stairs to the first floor.

Lounge

14'6 into the bay x 12'5 (4.42m into the bay x 3.78m)

UPVC double glazed bay to the front, radiator and under stairs cupboard.



Breakfast Kitchen

15'9 max x 9'8 (4.80m max x 2.95m)

Basic, wall and base units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood (condition of all unknown). Radiator. UPVC rear door and window.



Utility

5'9 x 3'1 (1.75m x 0.94m)

Wall mounted combination boiler. UPVC door and window.

First floor

Landing

UPVC side elevation. Loft access.

Bedroom 1

12'7 max x 9'2 (3.84m max x 2.79m)

UPVC double glazed front elevation. Radiator.



Bedroom 2

10'4 x 9'2 (3.15m x 2.79m)

Built in cupboard. Radiator and UPVC double glazed rear elevation.



Bedroom 3

6'10 x 6'3 (2.08m x 1.91m)

Radiator. UPVC double glazed front aspect.
Radiator.



Bathroom

Comprising bath unit, wash hand basin and WC.
Tiling and panelling to the walls, radiator and
UPVC obscure glaze.



Outside

There is an enclosed gravelled frontage to the

property and shared driveway to the side. To the rear, there is a sectional garage, decking, block paving and a long, grassed area.



The property is in council tax band B (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. 24.09.26

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 CO2 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 CO2 emissions		
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