



**23 Budby Avenue
Mansfield, Nottinghamshire NG18 3JA**

£210,000

- A TWO BEDROOMED, SEMI-DETACHED BUNGALOW, FULLY UPGRADED THROUGHOUT
- COMBINATION BOILER, UPVC DOUBLE GLAZING, REWIRED, LOFT AND CAVITY WALL INSULATION
- REAPPOINTED SHOWER ROOM HAVING SHOWER CUBICLE AND WC AND BASIN IN VANITY FITMENT
- BRICK AND UPVC CONSERVATORY, NEW GLASS ROOF, INSULATED FLOORING AND FITTED BLINDS
- PRIVATE SLABBED, REAR GARDEN AND RAISED AREA WITH RETAINING, RAILWAY SLEEPERS
- ALL WORKS UNDERTAKEN WITHIN THE LAST SIX YEARS, WHEN THE PROPERTY WAS PURCHASED
- ENTRANCE HALL, LARGE MAIN BEDROOM AND SECOND SINGLE/THREE QUARTER BEDROOM
- OPEN PLAN LIVING TO THE REAR WITH LOUNGE AND REFITTED KITCHEN INCLUDING OVEN AND HOB
- GARDEN TO THE FRONT AND DRIVEWAY, LEADING TO A DETACHED SECTIONAL GARAGE/WORKSHOP
- SOUGHT AFTER RESIDENTIAL LOCATION, WITH VIEWING BEING RECOMMENDED

VIEWING:

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

DIRECTIONS:

Leave Mansfield on Ratcliffe Gate, turning left at the traffic lights onto Newgate Lane. At the small traffic island, proceed onto Skerry Hill. After just under 1 mile, turn right onto Budby Avenue.

ACCOMMODATION COMPRISSES

ENTRANCE HALL

UPVC entrance door, radiator, laminate flooring and access to the loft space. There is a small area of boarding and 300mm of insulation throughout.

BEDROOM ONE

16'2 x 12'2 (4.93m x 3.71m)

A sizeable double bedroom, with UPVC double glazed front aspect. Radiator.



BEDROOM ONE



BEDROOM TWO

9'4 x 7'7 (2.84m x 2.31m)

Radiator. UPVC double glazed front aspect.



SHOWER ROOM

Large shower area and WC and wash hand basin within vanity unit. Full tiling and mermaid panelling to the walls. Upright radiator and UPVC obscure glaze.



OPEN PLAN LIVING/KITCHEN



KITCHEN

9'7 x 9'2 (2.92m x 2.79m)

Having a range of shaker style base and eye level units, laminate work tops and stainless-steel sink unit and single drainer. Built in electric oven, induction hob and extractor. Cupboard housing the combination boiler. UPVC side aspect and additional UPVC window looking through to the conservatory.



LOUNGE

13'5 x 10'6 (4.09m x 3.20m)

Radiator. UPVC French doors leading to the conservatory.



CONSERVATORY

16'4 x 9'2 (4.98m x 2.79m)

Of brick and UPVC construction. New glass roof, insulated flooring and fitted blinds. Two radiators.



CONSERVATORY



OUTSIDE

There is a garden to the front and driveway at the side. To the rear, there is a sectional garage, although this is more likely to be utilised as a shed/workshop. It measures 16'0 x 8'0. The garden has been re-designed for easy maintenance. There is a slabbed area and railway sleepers retain the garden beyond this.



OUTSIDE



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.

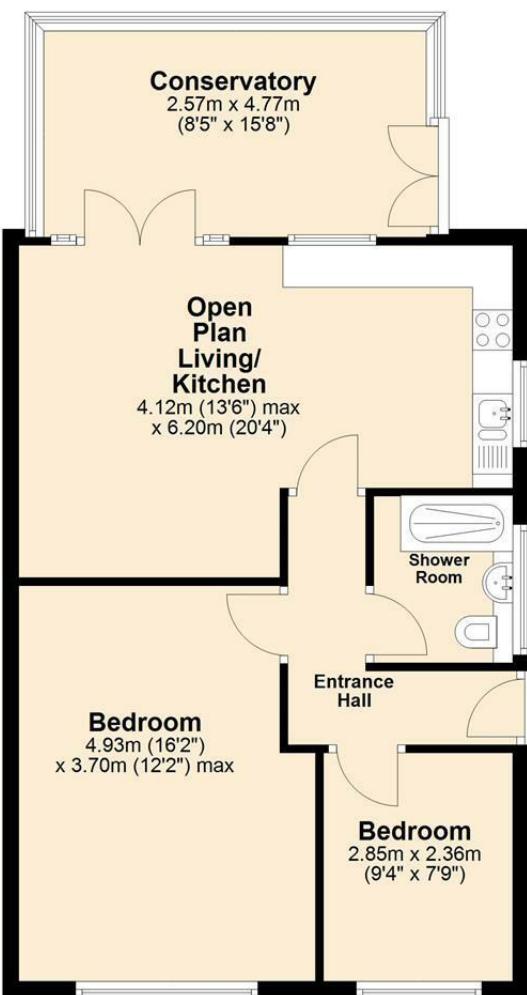
AS WITH ALL OUR PROPERTIES

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. MA5849/12.01.26

Ground Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



Total area: approx. 69.2 sq. metres (744.5 sq. feet)

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	81	

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	74	

