



15 Gardiners Court
Mansfield Woodhouse, Nottinghamshire NG19 8AW
£80,000

- TWO BEDROOM, SECOND FLOOR FLAT
- LOUNGE/CONTEMPORARY FITTED KITCHEN
- IDEAL FOR FIRST TIME BUYER, INVESTOR OR PROFESSIONALS
- POPULAR RESIDENTIAL AREA
- LIGHT & AIRY, WELL PROPORTIONED ACCOMMODATION
- BATHROOM WITH THREE PIECE SUITE
- CONVENIENTLY LOCATED WITHIN THE CENTRE OF MANSFIELD WOODHOUSE WITH GOOD AMENITIES

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed along Woodhouse Road (A60) then bear left onto Mansfield Road (B6032) which becomes Church Hill. At the roundabout, take the first exit onto Priory Road before turning right onto Castle Street. At the end of this road, turn right onto Station Street where Gardiners Court is on the right hand side of the road and accessed to the right of Rowlands Pharmacy.

ACCOMMODATION COMPRISES

Part glazed UPVC entrance door to the communal stairs and up to the second floor where the property is accessed via a wooden door leading to:

ENTRANCE HALL

Fitted carpet and access to all rooms

BATHROOM

8'1" x 5'2" (2.48m x 1.60m)

White 3 piece suite comprising bath with shower connected to the taps over, W/C, sink a pedestal, vinyl floor, part tiled walls and opaque UPVC window.



BEDROOM ONE

12'10" x 9'10" (max) (3.92m x 3.00m (max))

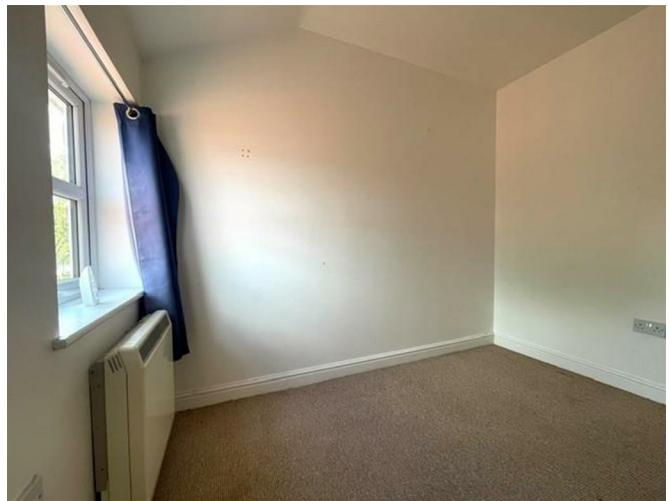
Fitted carpet, electric heater, UPVC double glazed window.



BEDROOM TWO

9'9" x 7'4" (2.99m x 2.24m)

Fitted carpet, electric heater and UPVC double glazed window.



LOUNGE/DINING KITCHEN

15'1" x 13'8" (4.61m x 4.17m)

A range of wall and base units with roll-edge marble effect worktops, integrated black sink with chrome mixer tap, built-in oven, ceramic hob, part tiled walls, plumbing for washing machine, cupboard housing the hot water cylinder, having vinyl flooring to the kitchen area and fitted carpet to the remainder, three dual aspect UPVC double glazed windows and spotlights.

OUTSIDE



999 years from 24th January 2006

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. MA5909/31.07.2026

