



14 Abbey Road
Mansfield, Nottinghamshire NG18 3AF
Offers Over £250,000

- A MUCH IMPROVED, TWO BEDROOMED DETACHED BUNGALOW, VIEWING RECOMMENDED.
- ENTRANCE HALL LEADING TO THE THROUGH LOUNGE/DINING ROOM WITH PICTURE WINDOW.
- LARGE BRICK AND UPVC CONSERVATORY WITH APEX CEILING AND DOUBLE DOORS TO THE GARDEN.
- RE-FITTED SHOWER ROOM WITH CORNER CUBICLE AND WASH BASIN AND WC SET WITHIN VANITY UNIT.
- LARGE REAR GARDEN WITH SEPARATE AREAS OF LAWN, SLATE, PLANTED AREAS AND VEGETABLE PLOT.
- GAS CENTRAL HEATING BOILER, UPVC DOUBLE GLAZING AND NEW CARPETS/FLOOR COVERINGS.
- FITTED BREAKFAST KITCHEN WITH BUILT IN OVEN AND HOB AND NEWLY FITTED SKY LIGHT.
- TWO DOUBLE BEDROOMS, ONE WITH BAY WINDOW AND BOTH HAVING UPVC FRONT ASPECT.
- HARDSTANDING TO THE FRONT AND DRIVEWAY LEADING TO THE DETACHED GARAGE AT THE REAR.
- SOUGHT AFTER RESIDENTIAL LOCATION, SITUATED WITH LOCAL AMENITIES TO HAND AND GOOD TRANSPORT LINKS.

VIEWING:

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

DIRECTIONS:

from Mansfield, proceed onto Ratcliffe Gate, which then becomes Rock Hill. Turn left at the traffic lights onto Carter Lane and right further down here onto Warwick Drive. Finally, turn left onto Abbey Road and the property is on the right-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC half glazed side entrance door, radiator and wooden flooring.

LOUNGE/DINING ROOM

20'4 x 11'10 narrowing to 8'6 (6.20m x 3.61m narrowing to 2.59m)

Having UPVC double glazed windows to the side and rear. Two radiators. Sliding double doors providing access to the kitchen, either to create an open plan effect or for complete separation.



KITCHEN

11'9 x 10'8 (3.58m x 3.25m)

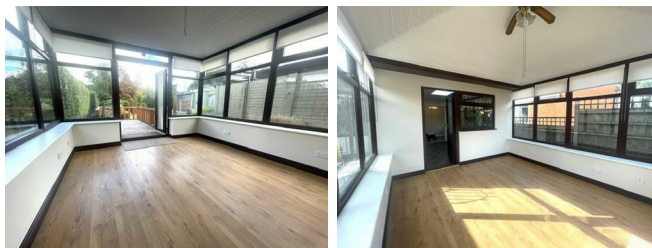
Fitted with a range of Oak style base and eye level units, granite work tops and sink unit and single drainer. Built in electric oven, separate gas hob and cooker hood. Recently installed sky light, which has made a vast difference to the natural light in this room. Cupboard housing the Worcester boiler (separate tank in the loft). Radiator. UPVC door through to the conservatory.



CONSERVATORY

12'8 x 12'1 (3.86m x 3.68m)

A large brick and UPVC conservatory with apex ceiling. UPVC doors to the rear.



BEDROOM ONE

13'7 into bay x 10'10 (4.14m into bay x 3.30m)

UPVC double glazed bay window to the front. Radiator. Consumer unit.



BEDROOM TWO

11' x 8'10 (3.35m x 2.46.89m)

UPVC double glazed front elevation. Radiator.



SHOWER ROOM

Quadrant shower cubicle with mermaid panelling, wash hand basin and WC set within vanity unit with marble top. Downlighters, upright chrome radiator and UPVC obscure glaze.

test the appliances before entering into any commitment. MA5911/05.08.2026



OUTSIDE

There is garden and hardstanding to the front and the driveway provides access to the detached garage. The garage measures 16'3 x 8'0 and has double doors, light and power. The rear garden is quite unexpected, being much larger than expected. There are grassed areas, slate borders and planted beds. To the far end is a vegetable patch.



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

