



**Southwell Road West,  
Mansfield, NG18 4LB**

 **NEWTON  
FALLOWELL**

**Southwell Road West,  
Mansfield, NG18 4LB  
£289,950 Freehold**

\*\*THIS CHARMING BUNGALOW REALLY NEEDS TO BE VIEWED TO FULLY APPRECIATE WHAT THIS HOME HAS TO OFFER, WITH WHAT FEELS LIKE AN ENDLESS GARDEN TO ENJOY\*\*

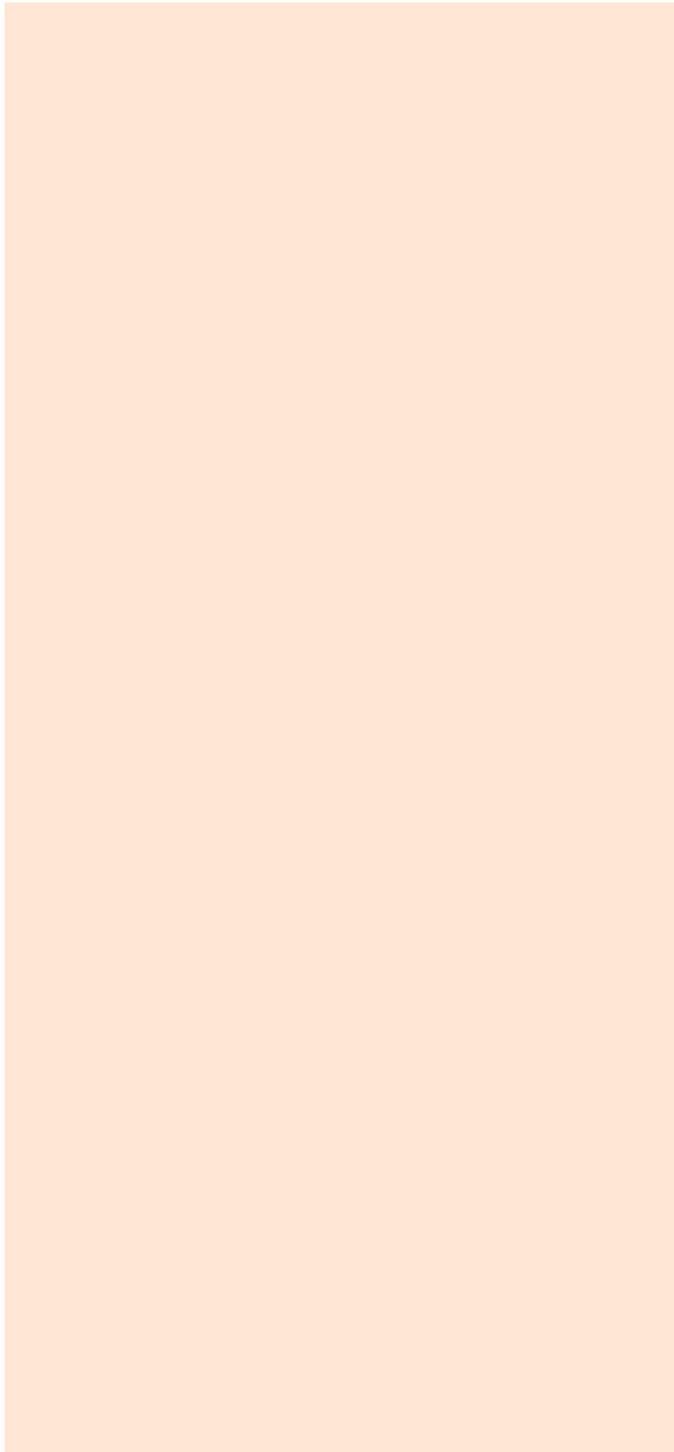
Owner open to offers!

Offered for sale with NO UPWARD CHAIN is this ideal detached bungalow set back off the road on Southwell Road West. This is a rare opportunity to buy something to really make your own with land, which briefly comprises of the following: A T-Shaped entrance hallway leading to all main reception rooms, a substantial garden room at the rear looking onto the patio (with sliding upvc patio doors), cloakroom/WC, open-plan lounge/dining area to the side elevation, a fully fitted modern white gloss kitchen, separate utility room, two double bedrooms, and a four piece bathroom.

Externally: Set back off the road, with a gated driveway, and detached garage with up and over door, rear paved patio/rose garden leading up to the main lawn, and then the end garden which was used as an allotment.

MAKE THIS YOUR OWN!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### COUNCIL TAX INFORMATION:

Local Authority: Mansfield District Council  
Council Tax Band: C

#### AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



