



 **NEWTON**

Phoenix Rise, Pleasley
Mansfield, NG19 7EY

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FALLOWELL

**Phoenix Rise, Pleasley
Mansfield, NG19 7EY
Asking Price £220,000 Freehold**

**** A beautiful four-bedroomed/three-storey property, built to be energy efficient for a growing family. Close to walks and trails, you will love living in Pleasley****

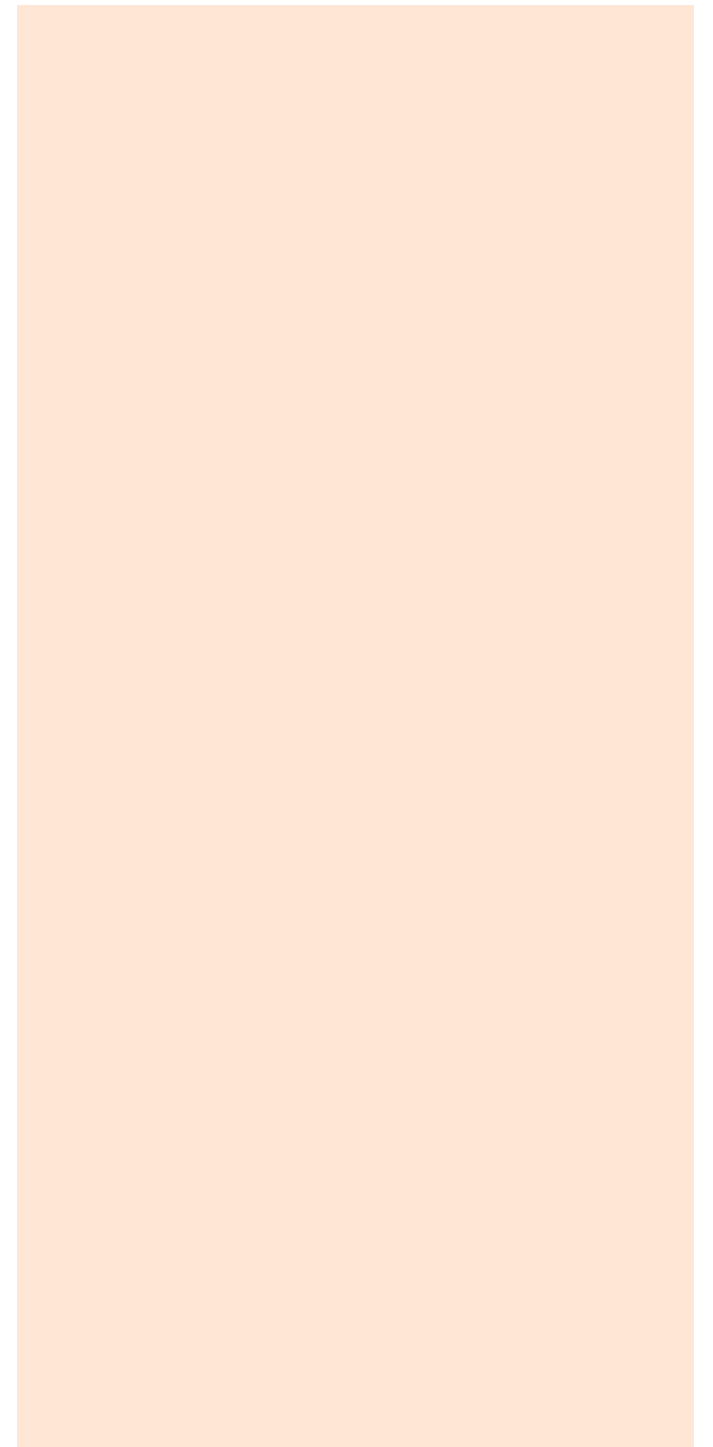
New to the market is this modern property which comprises of the following: Entrance hallway, attached garage, cloakroom/WC, utility room, and bedroom four. First floor: Landing with brand new carpet and built-in store cupboard, lounge to the rear elevation, and open-plan kitchen/diner. Second floor: The landing also benefits from a new carpet, three bedrooms, a family bathroom, and En-suite with a walk-in shower room and LED store cupboard.

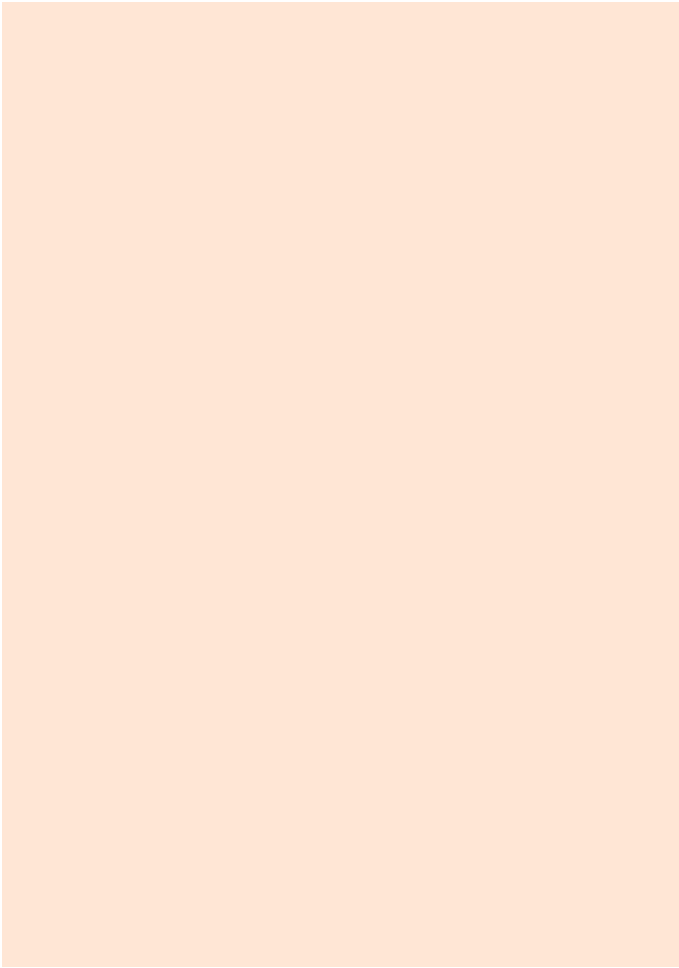
Externally: Low maintenance frontage, driveway, attached garage, side access, and a rear enclosed garden.

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

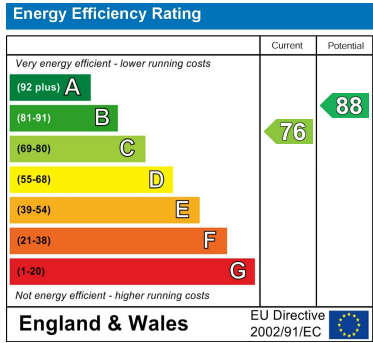












AGENTS NOTE:

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 required to verify their identification via Lifetime legal at a cost of £60 Inc. VAT 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



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