



Eighth Avenue, Forest Town
Mansfield, NG19 0BW

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£122,500 Freehold**

****NEW TO THE MARKET IS THIS SPACIOUS THREE-BEDROOMED MID-TERRACED PROPERTY, IDEALLY SITUATED IN FOREST TOWN (near local amenities). OFF-ROAD PARKING AVAILABLE ON THE DRIVEWAY (space for two cars), AND AN ENCLOSED REAR GARDEN****

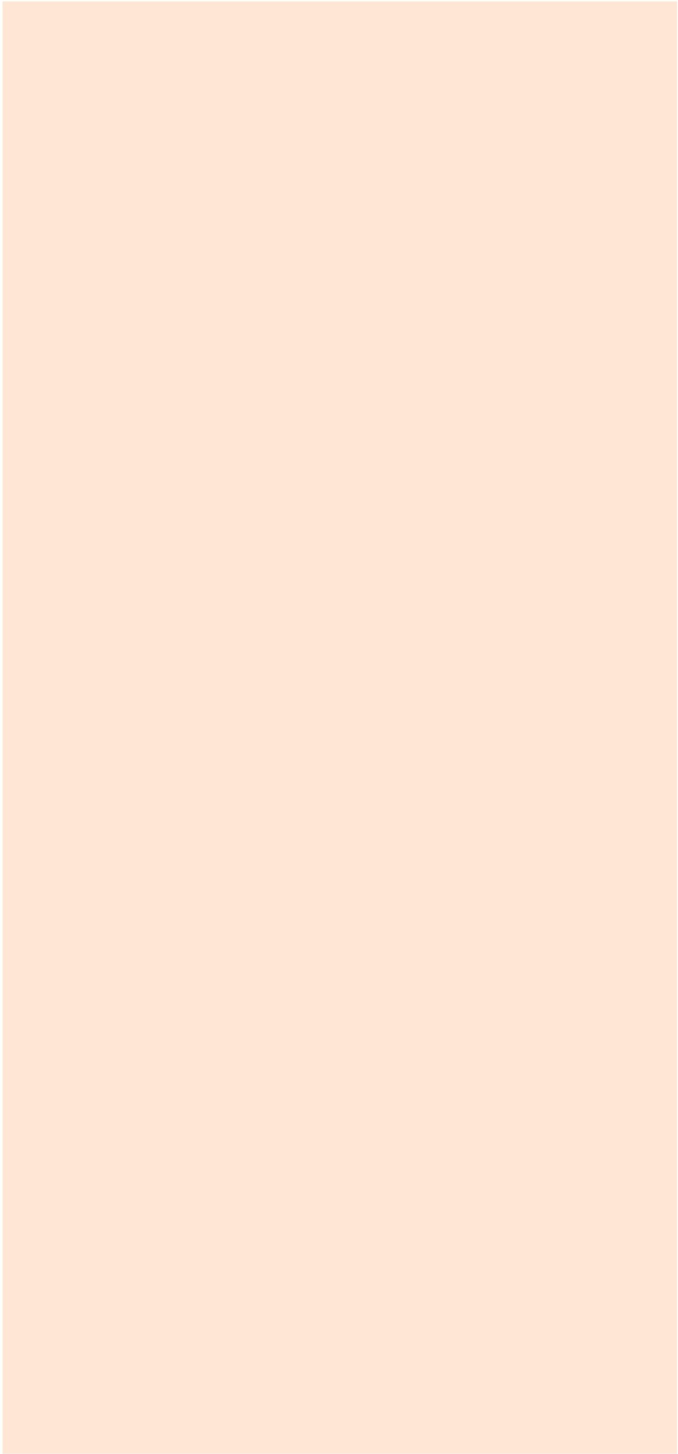
Great room sizes for families to grow, a separate lounge with French doors onto the rear, a dining room with stairs, along a utility area housing the wall-mounted boiler and kitchen.

First floor: Galleried landing, three double bedrooms, and family bathroom.

Externally: Low maintenance frontage with parking for two cars, and a rear enclosed garden.

Council Tax Band-A





- Three DOUBLE bedrooms
- Driveway and rear enclosed garden
- Separate lounge and dining area
- GCH system and UPVC double glazing
- Galleried landing with loft access
- Close to local amenities
- Council Tax- Band A



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	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

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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.

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