



Eighth Avenue, Forest Town
Mansfield, NG19 0BW



**Eighth Avenue, Forest Town
Mansfield, NG19 0BW
£119,950 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****

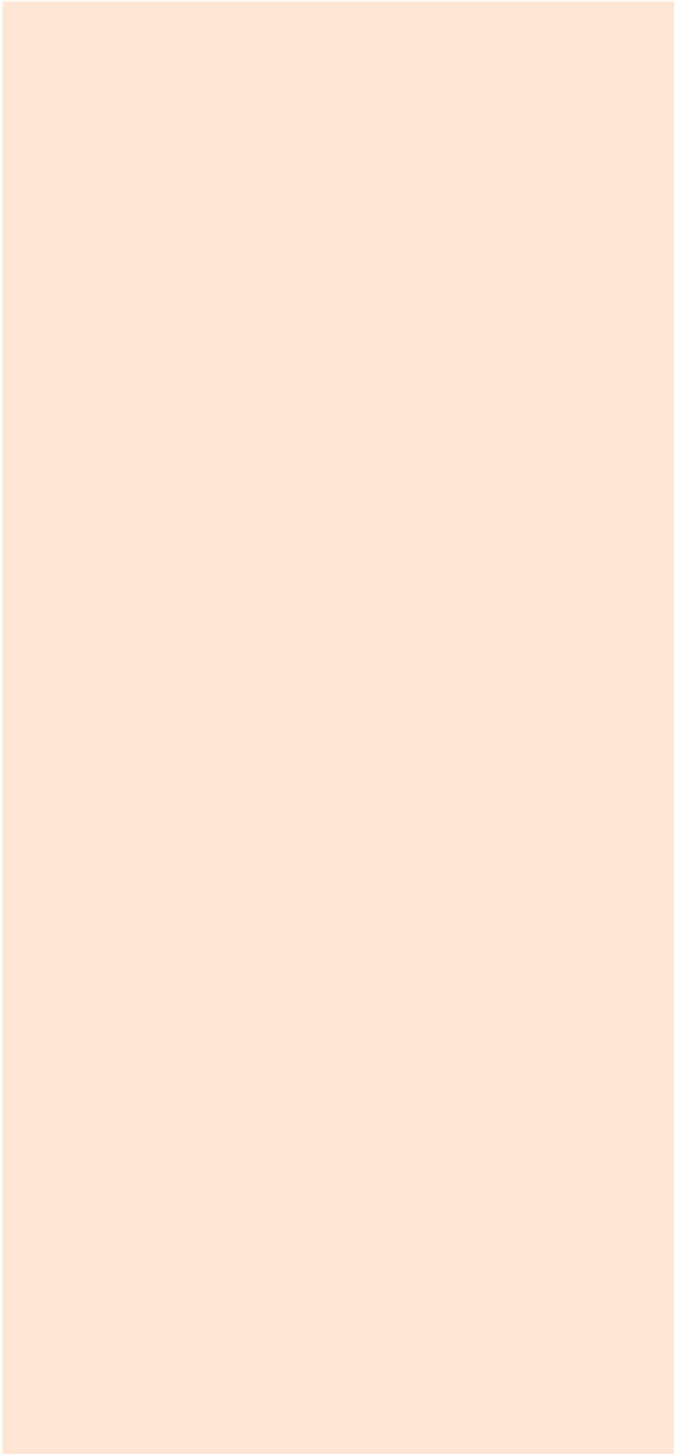
Great room sizes for families to grow, a separate lounge with French doors onto the rear, a dining room with stairs, along a utility area housing the wall-mounted boiler and kitchen.

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



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

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



t: 01623424616
e: mansfield@newtonfallowell.co.uk

