



Cotterdale Close, Forest Town  
Mansfield, NG19 0QX



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£289,950 Freehold**

**\*\*REDUCED FOR A QUICK SALE- THIS BEAUTIFUL FOUR-BEDROOMED FAMILY HOME WITH A CONSERVATORY SERVING AS A SECOND RECEPTION ROOM. Tucked away at the end of a cul-de-sac in a residential area and only a short stroll to well-regarded schools and local amenities\*\***

Are you looking for a family home you can grow into, if so this one could be the one for you!

This lovely property briefly comprises of the following: Entrance hallway with stairs rising onto the galleried landing, downstairs cloakroom/WC fitted with a two-piece suite, bay fronted lounge to the front elevation, separate dining area leading into the kitchen (filled with an abundance of matching wall and base units), along with a conservatory at the rear serving as a second reception room with patio doors.

First floor: Landing with loft access, four spacious bedrooms (three doubles and one single), En-suite shower room to master, and a family bathroom.

Externally: Block paved frontage for multiple vehicles, gated side access, tiled patio area, laid to lawn and borders.


FANTASTIC REAR VIEW INTO THE DISTANCE.





• EPC: C



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

**COUNCIL TAX INFORMATION:**

Local Authority: Mansfield District Council  
Council Tax Band: D

**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



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