



Mansfield Road, Edwinstowe  
Mansfield, NG21 9PD

 **NEWTON  
FALLOWELL**

**Mansfield Road, Edwinstowe**

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**£245,000 Freehold**

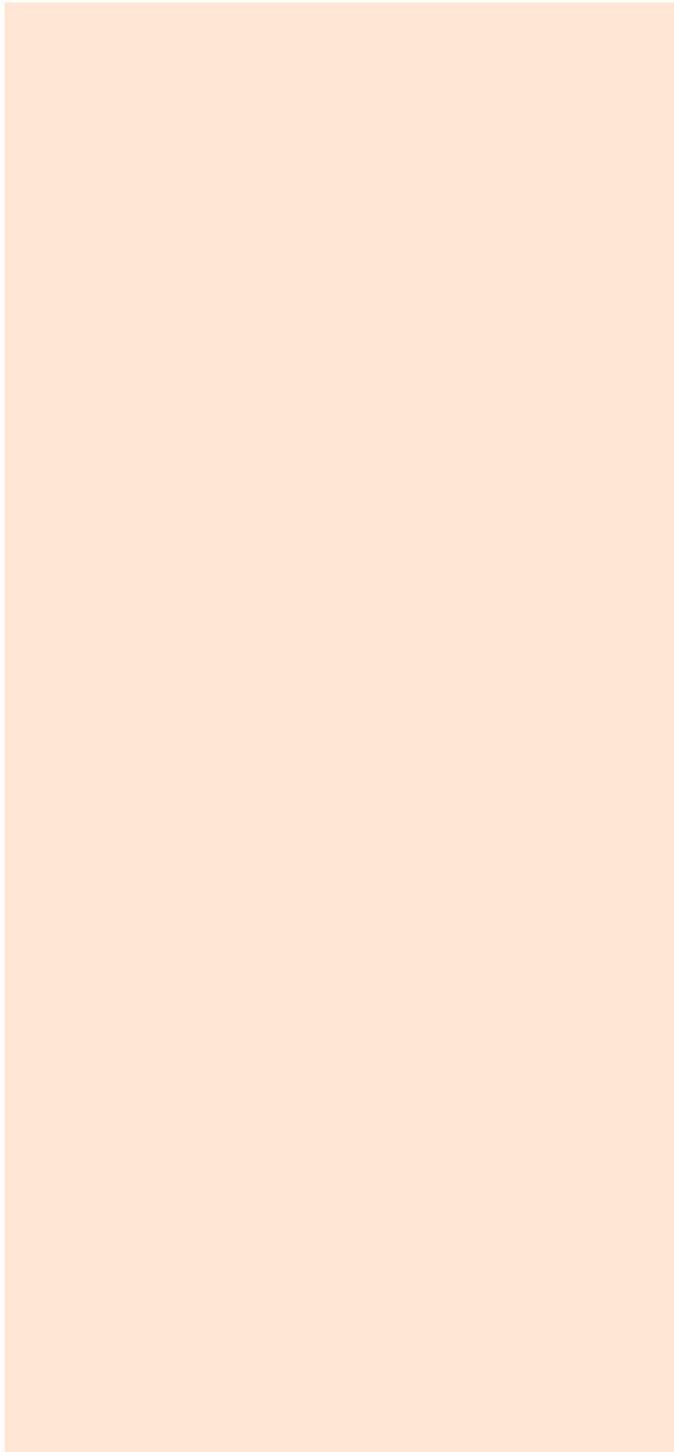
**\*\*A CONTEMPORARY DETACHED BUNGALOW WITH VAULTED CEILINGS, MODERN KITCHEN/DINER IN A SOUGHT AFTER LOCATION\*\***

Newton Fallowell are delighted to offer for sale with no upward chain this very well presented property which briefly comprises of the following: Entrance hallway with built-in storage cupboard, open-plan lounge with double height ceilings and spotlights, open-plan kitchen/diner, two double bedrooms to the front and rear elevations and shower room (boasting a double walk-in enclosure).

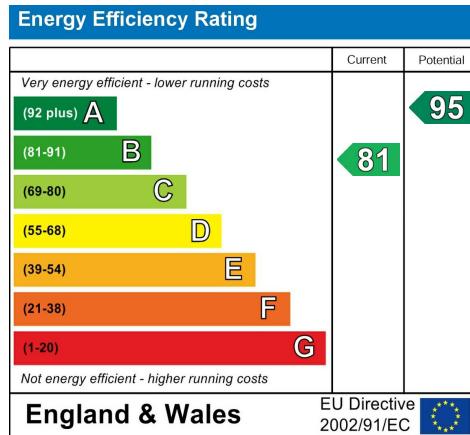
Externally: Well stocked front garden, tandem driveway to the side elevation and gated access into the rear enclosed garden with artificial lawn and a garden shed.

THIS IS A REALLY POPULAR AREA AND UNIQUE DESIGN- THIS WILL SELL FAST!









**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.

