



Woodland Drive,
Mansfield, NG18 4JL



**Woodland Drive,
Mansfield, NG18 4JL
£175,000 Freehold**

****AN EXTENDED BAY-FRONTED SEMI-DETACHED FAMILY HOME WITH VIEWS OVER THE GOLF COURSE, DRIVE AND DETACHED GARAGE****

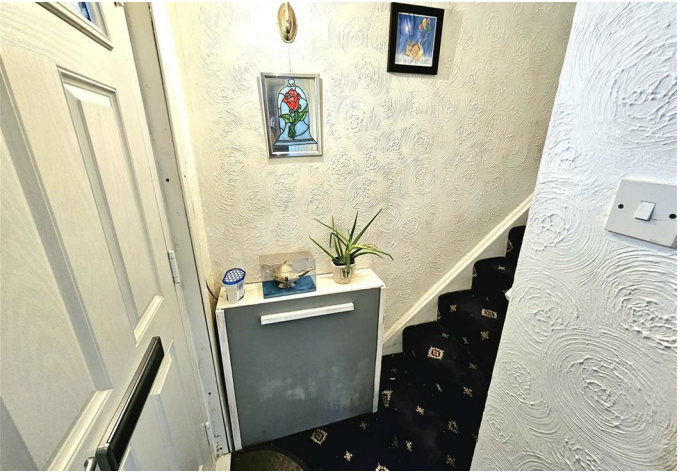
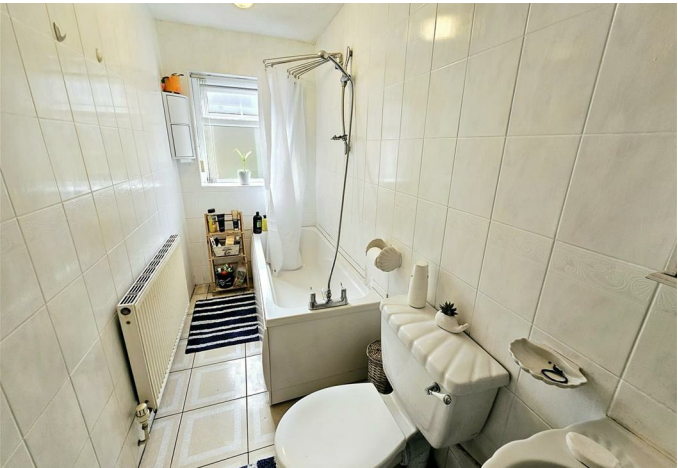
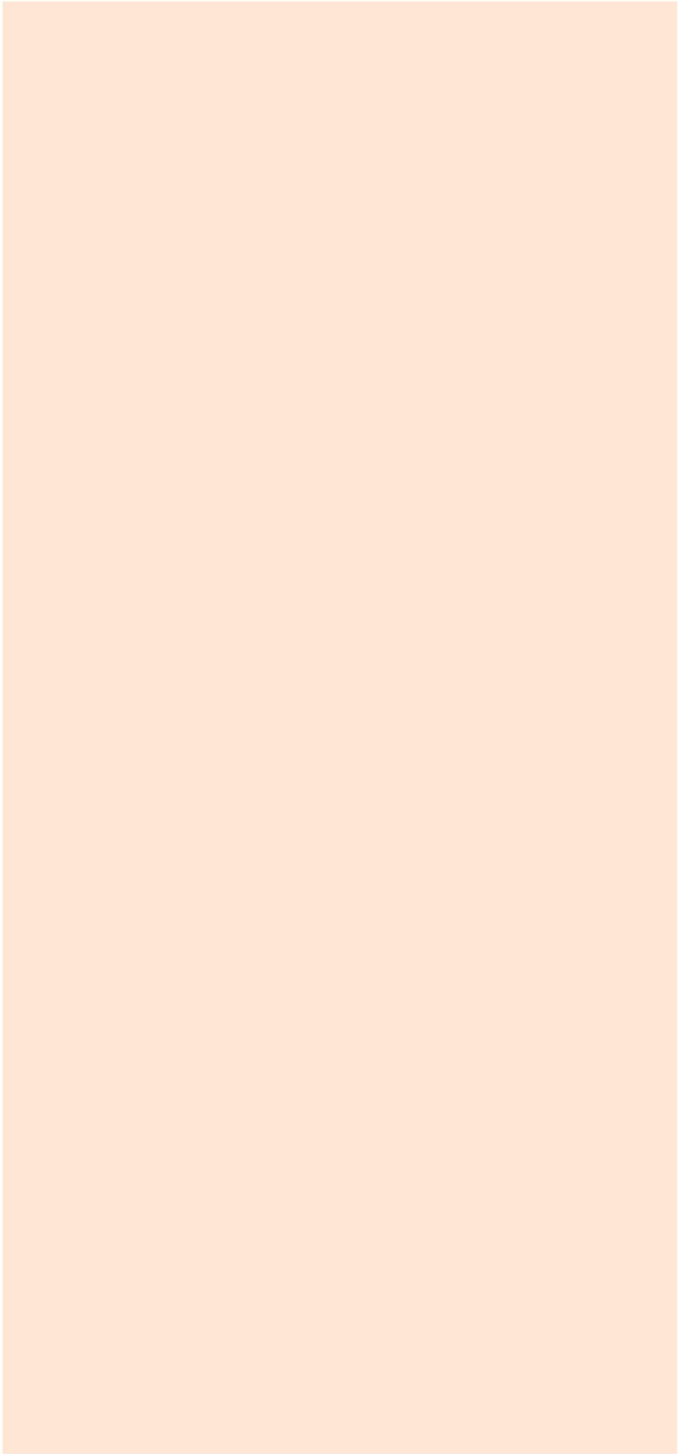
New for December is this ideal home for first-time buyers and couples. Comprising of the following: Entrance hallway with stairs rising, bay-fronted lounge leading straight into the dining kitchen which is filled with an abundance of wall/base units, rear utility/boot room, along with a family bathroom.

First floor: Landing with loft access, three bedrooms (two doubles and a single). The Baxi boiler is situated in bedroom three.

Externally: Low maintenance frontage with driveway giving access to both properties and a large detached garage with up and over garage door. The rear garden is mainly laid to lawn with shrubs and a decked patio area.

VIEWING IS A MUST!





- Extended three bed roomed property
- Rear garden overlooking golf course
- Garage and drive
- Baxi combination boiler
- Bay fronted lounge
- Rear boot room/utility
- Near to local school



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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: Mansfield District Council
Council Tax Band: A

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



