



Fallow Way,
Mansfield, NG18 6AL



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£240,000 Freehold**

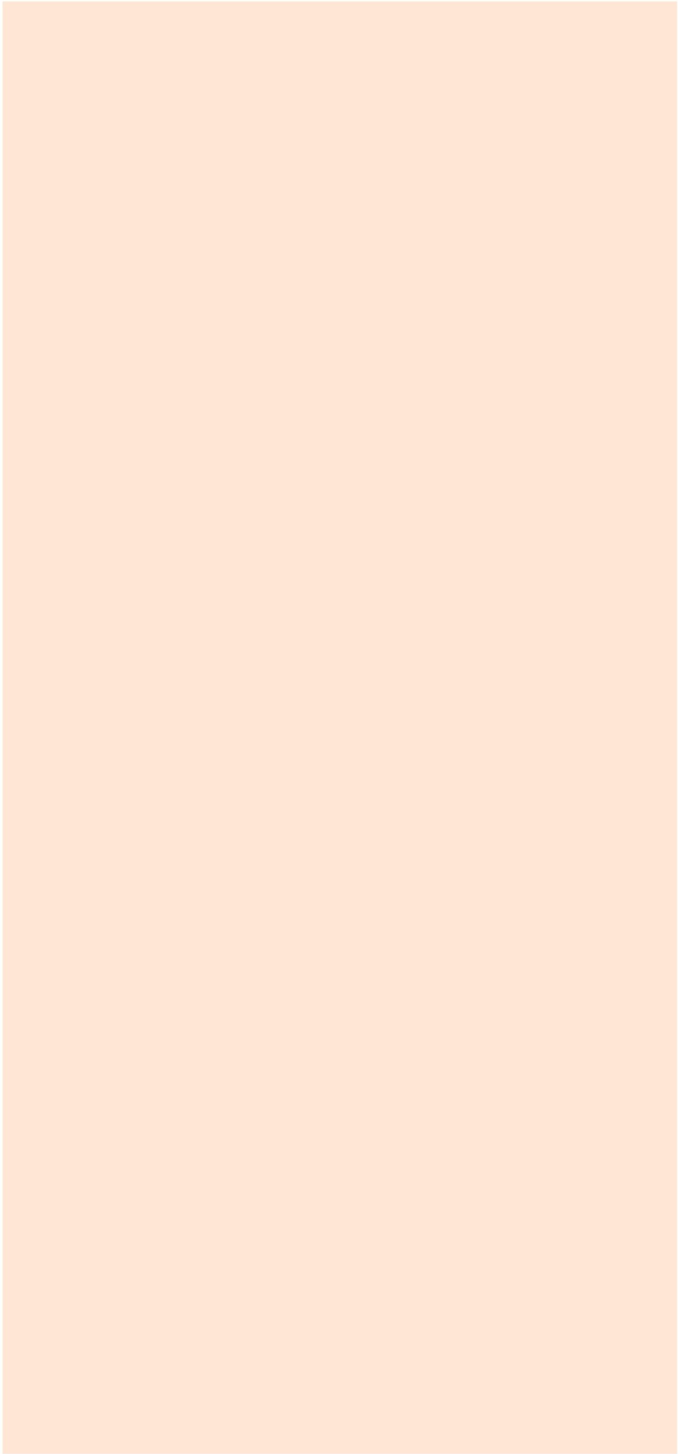
**** REDUCED FOR A QUICK SALE- THIS IS A PREMIUM DETACHED PROPERTY FOR SALE, SITUATED ON A LOVELY MODERN ESTATE IN BERRY HILL, MANSFIELD ****

New to the market is this very well-presented three-bedroomed detached which briefly comprises of the following: Entrance hallway with downstairs cloakroom/WC, lounge, dining kitchen along with a utility room.


First floor: Landing, three bedrooms, Ensuite shower room, and a family bathroom. Externally: Front low maintenance garden, parking for three cars, and a beautiful rear garden which the current owner has made to be a great addition to this family home.

A great position tucked away at the end of the street on a cul-de-sac with a gas central heating system, upvc double glazing, and NHBC builders warranty!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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: 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



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

