



Cheddar Close, Rainworth
Mansfield, Nottinghamshire, NG21 0HX



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****THIS IS AN EXCITING OPPORTUNITY FOR A GROWING FAMILY WHO ARE LOOKING FOR A GREAT THREE BEDROOMED SEMI DETACHED PROPERTY, SET ON A PRIVATE CUL-DE-SAC POSITION. IN ADDITION, WE HAVE A DOUBLE DRIVEWAY, GARAGE, AND REAR GARDEN, AND THERE IS A GREAT LITTLE SUMMER HOUSE INCLUDED****

OFFERED FOR SALE WITH NO UPWARDS CHAIN AND BRIEFLY COMPRISING OF THE FOLLOWING: Entrance hallway with stairs rising, lounge with exposed chimney breast, open/plan dining kitchen boasting sliding patio doors, landing, family bathroom which is a really nice and modern space, along with three light airy bedrooms.

Externally: Low-maintenance frontage (mainly used as a driveway), garage with up and over door, summer house, and an enclosed rear garden.

UPVC double glazed windows, GCH system with a new boiler fitted March 2023, Council Tax Band: B, EPC: B



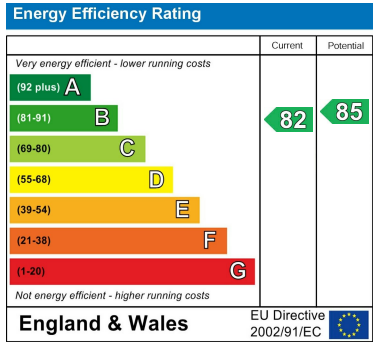




- Popular residential location
- Three bed roomed
- Cul-de-sac location
- Garage, driveway and brick built summer house
- New boiler fitted in March 2023
- NO UPWARD CHAIN







AGENTS NOTE:

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 required to verify their identification via Lifetime legal at a cost of £60 Inc. VAT 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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