



Heatherley Drive, Forest Town  
Mansfield, NG19 0PY



## Heatherley Drive, Forest Town Mansfield, NG19 0PY £174,950 Freehold

**\*\*REDUCED £5000 - NO UPWARD CHAIN\*\*.** This is this very well-presented three bedroomed semi-detached family home, ideally located on a popular development.

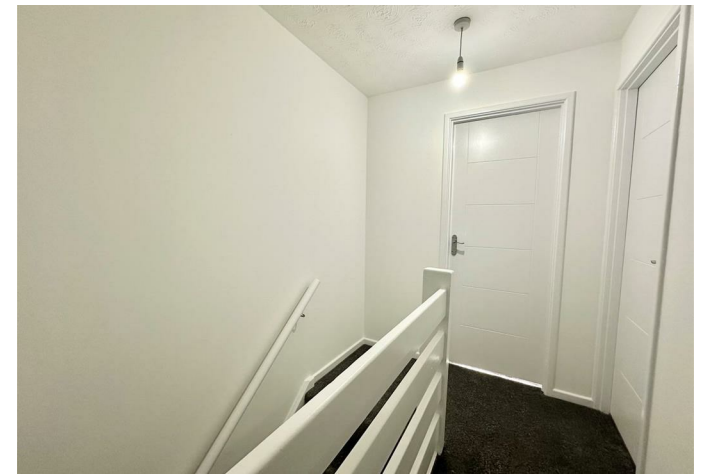
Situated near local amenities, such as Asda supermarket/local shops, and a highly regarded Primary School (Ofstead rating-Good). This is a great property with room to grow in, briefly comprising of the following: Entrance via a UPVC door, hallway with stairs rising, fitted white gloss kitchen, integrated oven/hob, and space for white goods. The L-shaped lounge/diner has great views of the rear garden and storage cupboard under the stairs.

First floor: Landing with loft access and a useful storage cupboard housing the combination boiler, three bedrooms, and a modern three-piece bathroom suite.

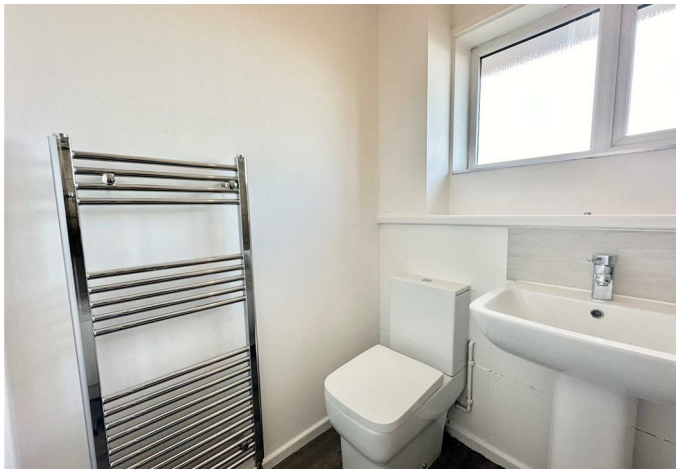
Externally: Low maintenance front garden, tandem driveway to the side elevation, gated access, and a rear enclosed garden. We have been informed by our client that the rear garden is south-facing making this a little sun trap.


-Recently decorated throughout, with new grey carpets and herringbone cushion flooring

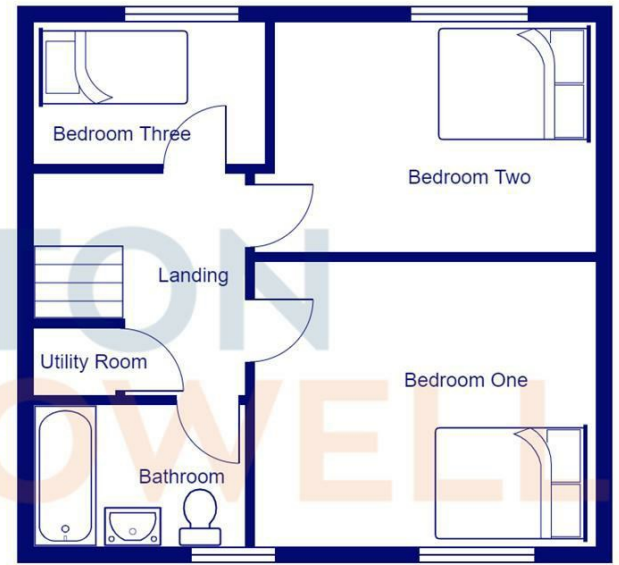




- Three bedrooms semi detached
- Front and rear gardens (South facing rear)
- Tandem driveway
- L-shaped lounge/diner
- Combination boiler
- Recently decorated throughout
- BRAND NEW carpets and flooring
- NO UPWARD CHAIN-REDUCED £5000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(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:  
Council Tax Band:

**AGENTS NOTE – DRAFT PARTICULARS:**

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