



**Welburn Close, Forest Town**  
Mansfield, NG19 0QS



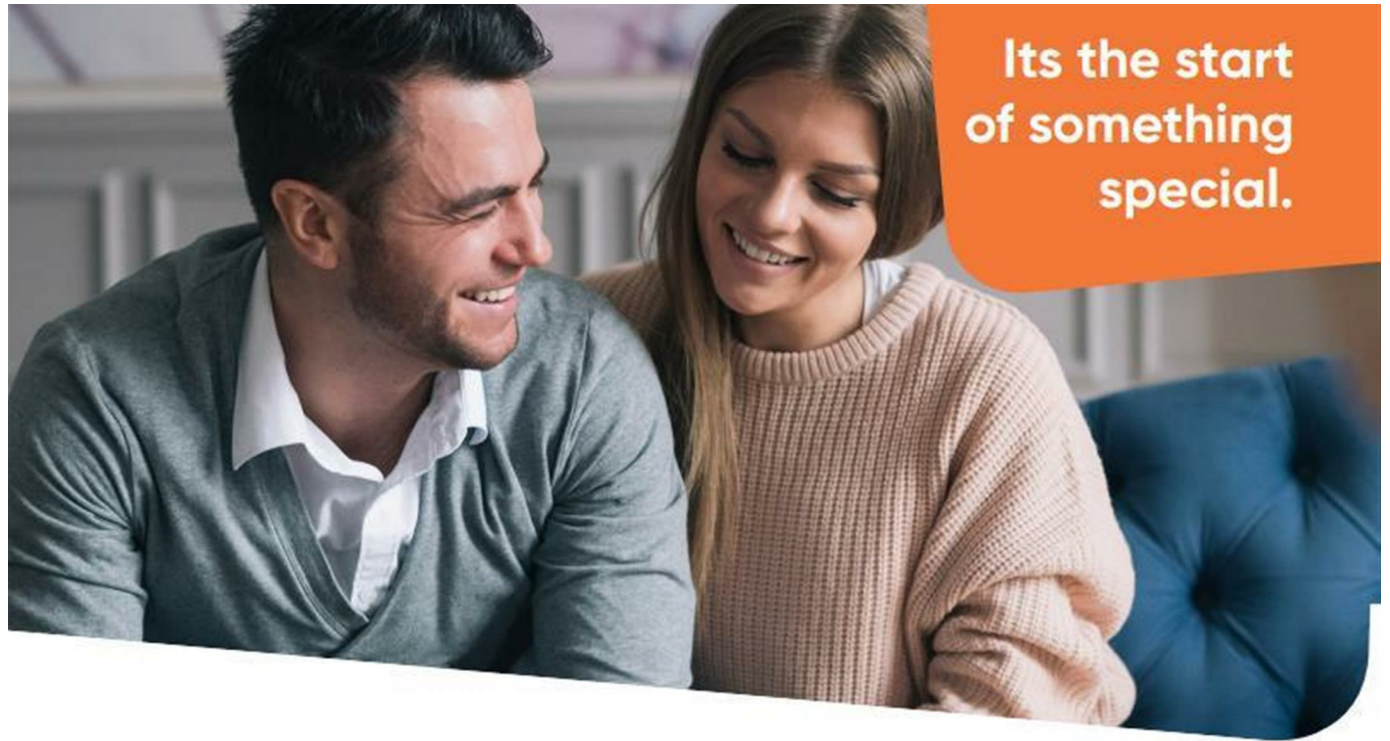
**Welburn Close, Forest Town  
Mansfield, NG19 0QS  
£155,000**

**\*\*COMING SOON-FIRST LOOK (full details to follow)\*\***

Are you looking for a lovely, affordable, and modern property, ideally tucked away in a cul-de-sac position?

This is a great opportunity to get onto the property ladder and live in a great area with a Tarmac driveway for multiple vehicles. Comprises of the following: Entrance porch, lounge, dining kitchen, landing, two double bedrooms, and family bathroom.

Externally: Low maintenance front and rear garden.




**It's that Newton Fallowell feeling.**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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:**

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



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