



**39 Booth Avenue, Pleasley, Mansfield,  
Nottinghamshire, NG19 7TE**

**No Chain £200,000**  
**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached Bungalow
- Considerable Potential
- Lounge & Separate Dining Room
- Gas Central Heating (Combi Boiler)
- Driveway & Detached Single Garage
- Refurbishment & Modernisation Required
- Two Bedrooms
- Kitchen & Conservatory
- South Facing Rear Garden
- End Cul-De-Sac Position

A traditional two bedroom detached bungalow with a detached single garage and a good sized south facing rear garden.

The property requires refurbishment and modernisation throughout both internally and externally, giving prospective purchasers an opportunity to put their own mark on the property.

The living accommodation with UPVC double glazing and gas central heating (combi boiler) comprises an entrance porch, entrance hall, lounge, dining room, kitchen with pantry, two bedrooms, shower room, conservatory, side entrance porch and an adjoining boiler house/store.

## OUTSIDE

The property stands back at the end of a cul-de-sac with the driveway frontage which leads to a detached single garage. There is a hardstanding pathway between the bungalow and the garage leading round to the rear garden. To the rear of the property, there is a good sized south facing garden in need of an overhaul currently low maintenance mainly laid to hardstanding and paved patio areas with established borders with conifers and shrubs.

UPVC DOUBLE GLAZED FRENCH DOORS OPEN THROUGH TO THE:

## ENTRANCE PORCH

With connecting door through to the:

## ENTRANCE HALL

12'6" x 6'11" (3.81m x 2.11m)

With radiator and built-in cloaks cupboard and overhead storage cupboard above.

## LOUNGE

13'11" x 11'11" (4.24m x 3.63m)

Having a coal effect gas fire with marble hearth and traditional surround. Radiator and double glazed window to the front elevation.

## DINING ROOM

10'11" x 9'0" (3.33m x 2.74m)

Having a coal effect gas fire with marble hearth and traditional surround. Radiator and coving to ceiling. Open plan to:

## KITCHEN

11'1" x 11'0" max (3.38m x 3.35m max)

Having wall cupboards, base units and drawers with tiled work surfaces above. Inset stainless steel sink with drainer and mixer tap. Space for an electric cooker. Fitted tiled breakfast bar with radiator beneath. Double glazed window to the rear elevation.

## PANTRY

4'11" x 2'4" (1.50m x 0.71m)

With shelving, ceiling light point and electricity meter.

## CONSERVATORY

8'4" x 7'0" (2.54m x 2.13m)

With tiled floor and double glazed window and patio door leading out onto the rear garden.

## BEDROOM 1

14'5" x 8'11" (4.39m x 2.72m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

## BEDROOM 2

8'11" x 6'11" (2.72m x 2.11m)

With radiator, fitted overhead storage cupboards and double glazed window to the rear elevation.

## SHOWER ROOM

8'4" x 6'4" (2.54m x 1.93m)

Having a tiled shower cubicle. Vanity unit with inset wash and basin with mixer tap, work surfaces to each side and storage cupboard beneath. Low flush WC with enclosed cistern. Chrome heated towel, tiled walls, airing cupboard housing the hot water cylinder and obscure double glazed window to the front elevation.

## SIDE ENTRANCE PORCH

3'9" x 3'6" (1.14m x 1.07m)

With UPVC entrance door. Connecting door to:

## ADJOINING BOILER HOUSE/STORE

4'10" x 3'1" (1.47m x 0.94m)

Housing the Baxi combi boiler. Light and power points and water tap.

## ADJOINING REAR OUTHOUSE

5'1" x 2'7" (1.55m x 0.79m)

With light point.

## DETACHED SINGLE GARAGE

17'7" x 8'11" (5.36m x 2.72m)

With UPVC double glazed window to the rear elevation. Double timber opening doors.

**VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

**TENURE DETAILS**

The property is freehold with vacant possession upon completion.

**SERVICES DETAILS**

All mains services are connected.

**MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



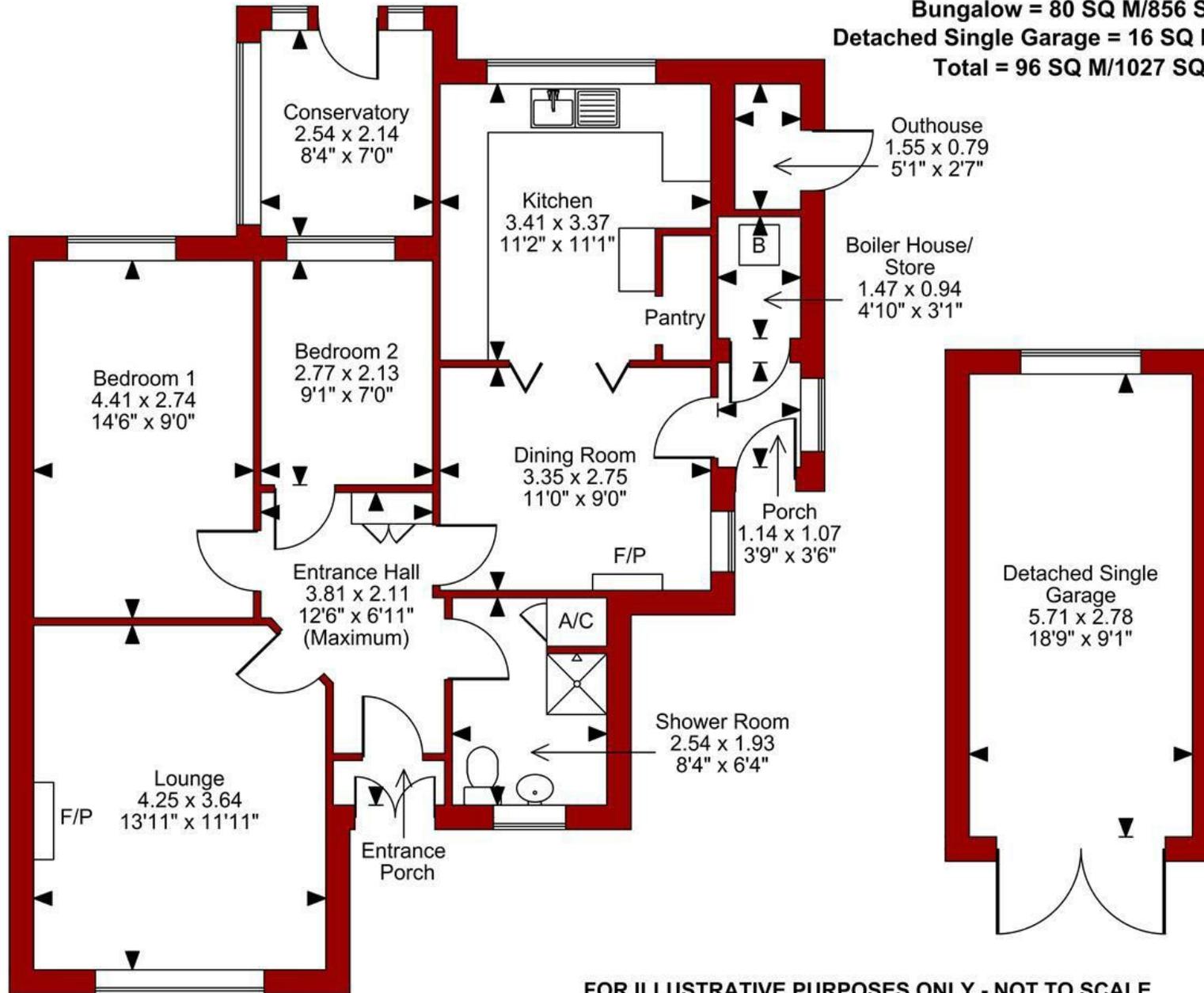








**Booth Avenue, Pleasley**  
**Approximate Gross Internal Area**  
**Bungalow = 80 SQ M/856 SQ FT**  
**Detached Single Garage = 16 SQ M/171 SQ FT**  
**Total = 96 SQ M/1027 SQ FT**



**Floorplan**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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