



**75 Piper Close, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 7GG**

**£139,995**

**Tel: 01623 626990**

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

- Modern Town House
- Lounge/Diner with French Doors
- Immaculate Condition Throughout
- Single Garage
- Close to a Wealth of Amenities
- Two Bedrooms
- Modern Fitted Kitchen
- Low Maintenance Frontage
- Landscaped Rear Garden
- Viewing Highly Recommended!

A modern two bedroom mid town house with a single garage in an established location close to a wealth of amenities. The property is presented in immaculate condition throughout with gas central heating and UPVC double glazing.

The accommodation comprises an entrance hall, WC, kitchen and a lounge/diner with French doors leading out onto the rear garden. The first floor landing leads to two bedrooms and a bathroom.

The property has a low maintenance frontage and a single garage (in a block of 4) to the side of the property. To the rear of the property, there is well maintained landscaped garden featuring a paved patio and path which leads to a rear gate, central lawn and a decked patio.

The property represents an ideal opportunity for first time buyers, professional couples and buy-to-let investors looking for a modern low maintenance home within easy reach of schooling and amenities.

#### ENTRANCE HALL

10'8" x 3'2" max (3.25m x 0.97m max)

With wood effect vinyl floor, radiator, smoke alarm and stairs to the first floor landing.

#### WC

5'8" x 3'2" (1.73m x 0.97m)

Having a modern two piece white suite comprising a low flush WC. Corner pedestal wash hand basin with chrome taps and tiled splashbacks. Wood effect vinyl floor, radiator and obscure double glazed window to the front elevation.

#### KITCHEN

10'8" x 5'3" (3.25m x 1.60m)

Having wall cupboards, base units and drawers with laminate work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob and extractor hood above. Space for a fridge/freezer and plumbing for a washing machine. Wood effect vinyl floor, radiator and double glazed window to the front elevation.

#### LOUNGE/DINER

13'9" x 12'4" (4.19m x 3.76m)

Having a useful built-in understairs storage cupboard, radiator and French doors leading out onto the rear garden.

#### FIRST FLOOR LANDING

With smoke alarm and loft hatch.

#### BEDROOM 1

12'4" x 8'4" (3.76m x 2.54m)

With radiator and double glazed window to the rear elevation.

#### BEDROOM 2

12'4" x 9'5" (3.76m x 2.87m)

Having a built-in wardrobe with hanging rails and ample storage space. Radiator and two double glazed windows to the front elevation.

#### BATHROOM

6'7" x 5'5" (2.01m x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Tiled floor, part tiled walls, radiator and extractor fan.

#### OUTSIDE

The property has a small low maintenance front garden with gravel each side of a path to the main entrance door. To the rear of the property, there is well maintained landscaped garden featuring a paved patio and path which leads to a gate to the rear with access round to the front of the property. In addition, there is a lawn, a painted decked patio and painted fence boundaries to three sides.

#### GARAGE

16'8" x 8'2" (5.08m x 2.49m)

With up and over door.

#### 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 zero seven eight one seven two eight three five two one.

#### 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.

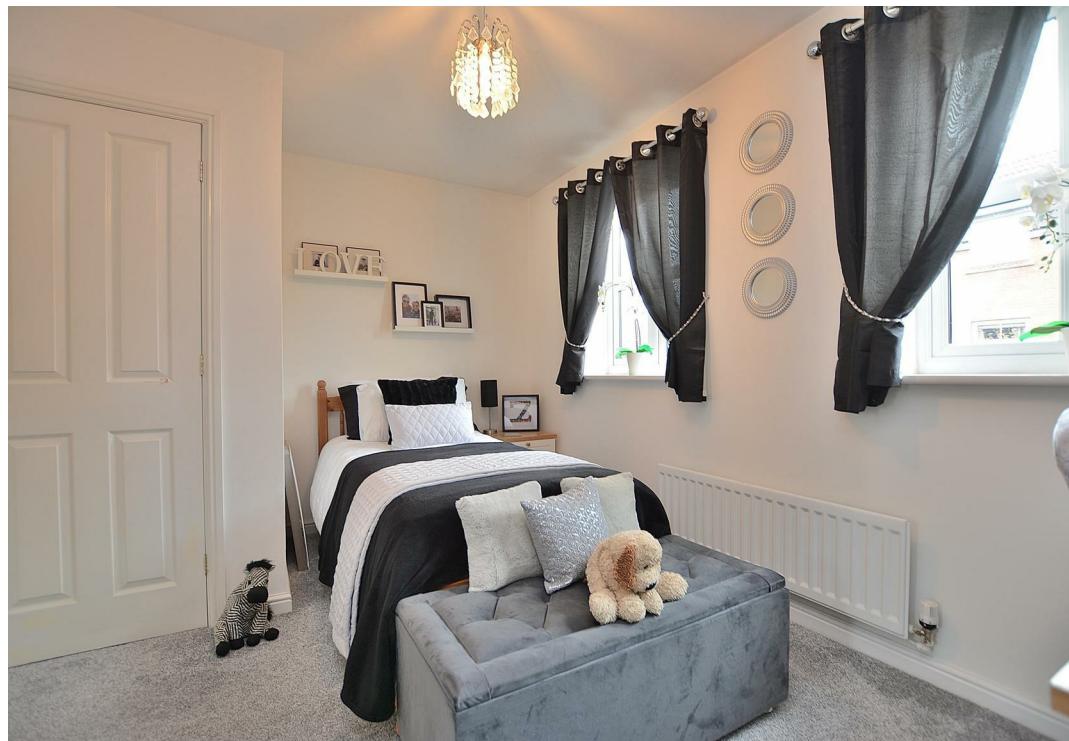
#### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No

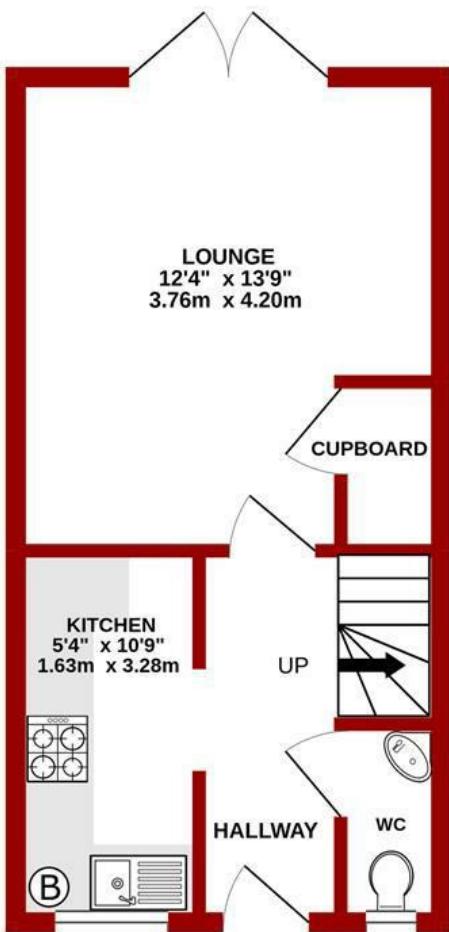
services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



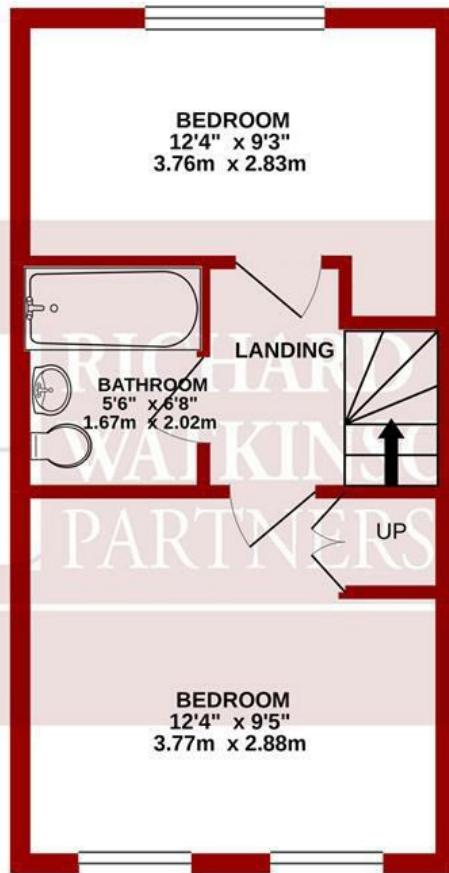




GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



**GARAGE**  
140 sq.ft. (13.0 sq.m.) approx.



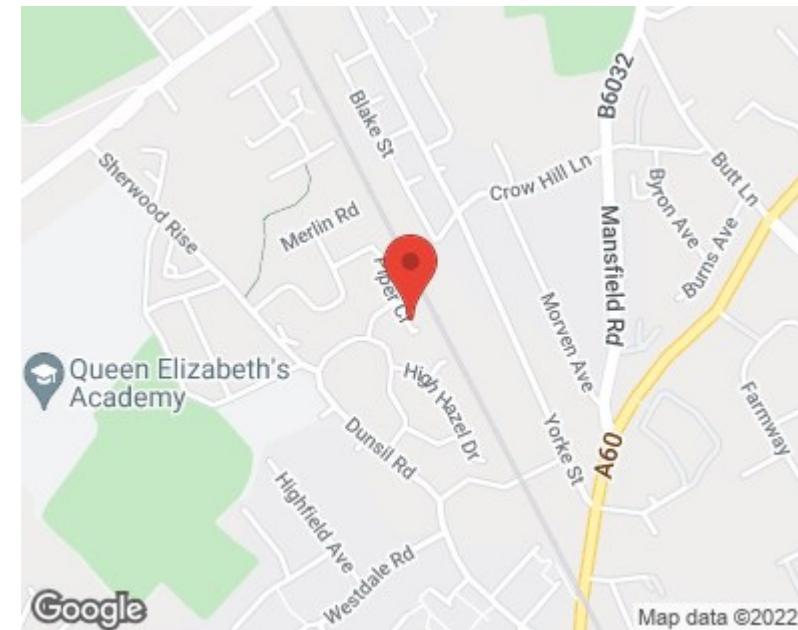
TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

		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 firms 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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