



**29 Bentinck Terrace, Warsop, Mansfield,
Nottinghamshire, NG20 0LF**

Offers Over £150,000
Tel: 01623 626990

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

- Modern Semi Detached House
- Three Bedrooms
- Spacious Dining Kitchen
- Private Rear Garden
- No Upward Chain
- Well Proportioned Accommodation
- Naturally Light Lounge
- Off Road Parking For Two Cars
- Perfect For First Time Buyers
- Viewing Highly Recommended

We offer to the market this three bedroom semi detached house which is a perfect opportunity for first time buyers and investors alike. The property itself benefits from a neutral presentation throughout, generously proportioned rooms, and comes located at the end of a cul-de-sac with front and rear gardens and off road parking for a couple of cars. This property also happens to fall in an ultra-convenient position within close proximity to a host of local amenities.

The accommodation comprises an entrance hall, spacious lounge with access through into a light dining kitchen with fitted units. To the first floor landing, there are three well-proportioned bedrooms and a neutral bathroom.

Externally, the property is situated at the top of a quaint cul-de-sac, nestled in a private corner position having a lawned front garden with slabbed pathway leading to the front door which could also be utilised as further parking should it be required. There is also a driveway adjacent to the property and an additional gated parking space which aligns seamlessly with the rear garden. The rear garden itself is securely enclosed by neatly fenced boundaries with a walk through side gate, large opening wooden gate onto a hard standing area perfect for multiple uses either as a patio area or for its current use which is another secure car parking space. In addition, there is a well-maintained lawn and an external water tap.

This property also comes offered to the open market with the benefit of no upward chain.

A TIMELESS PART GLAZED NEW FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

5'9" x 3'10" (1.75m x 1.17m)

With a radiator, ceiling light point, staircase with central stair runner providing access to the first-floor landing.

LOUNGE

13'0" x 12'7" (3.96m x 3.84m)

An initial first naturally light reception room with a fireplace with inset electric fire and substantial surround. There is also a radiator, ceiling light, large double glazed window to the front elevation and sliding obscure door opening into the dining kitchen.

DINING KITCHEN

15'9" x 9'6" (4.80m x 2.90m)

A generous proportioned open plan dining kitchen having fitted wall cupboard, base units and drawers with working surfaces over. Inset sink with drainer area and chrome mixer tap. An electric cooker with four ring electric hob and wall mounted stainless steel extractor hood over. There is plumbing for a washing machine, space for a free standing fridge/freezer, under stairs storage cupboard, two ceiling light points, radiator, two double glazed windows overlooking the rear garden and a side access door providing access onto the rear garden.

FIRST FLOOR LANDING

7'8" x 6'0" (2.34m x 1.83m)

With a ceiling light point and a double glazed window to the side elevation.

BEDROOM 1

11'10" x 8'6" (3.61m x 2.59m)

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM 2

10'11" x 9'5" (3.33m x 2.87m)

A second well proportioned bedroom having a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM 3

9'2" max x 6'9" max (2.79m max x 2.06m max)

A third and final bedroom with a radiator, ceiling light point, over stairs storage cupboard and a double glazed window to the front elevation.

BATHROOM

6'4" x 5'7" (1.93m x 1.70m)

A modern bathroom with three piece modern suite in white comprising a panelled bath with chrome mixer tap and shower handset over, wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling light point, part tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property is situated at the top of a quaint cul-de-sac, nestled in a private corner position having a lawned front garden with slabbed pathway leading to the front door which could also be utilised as further parking should it be required. There is also a driveway adjacent to the property and an additional gated parking space which aligns seamlessly with the rear garden. The rear garden itself is securely enclosed by neatly fenced boundaries with a walk through side gate, large opening wooden gate onto a hard standing area perfect for multiple uses either as a patio area or for its current use which is another secure car parking space. In addition, there is a well-maintained lawn and an external water tap.

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.

SERVICES DETAILS

All mains services are connected.

TENURE DETAILS

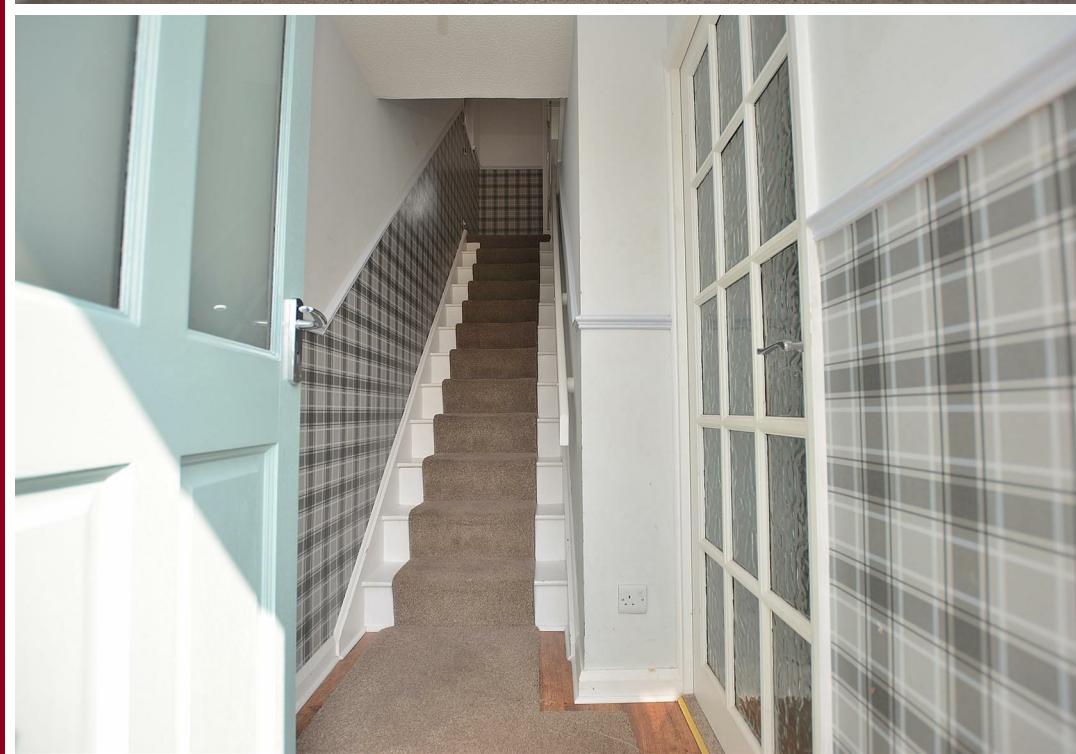
The property is freehold with vacant possession upon completion.

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.

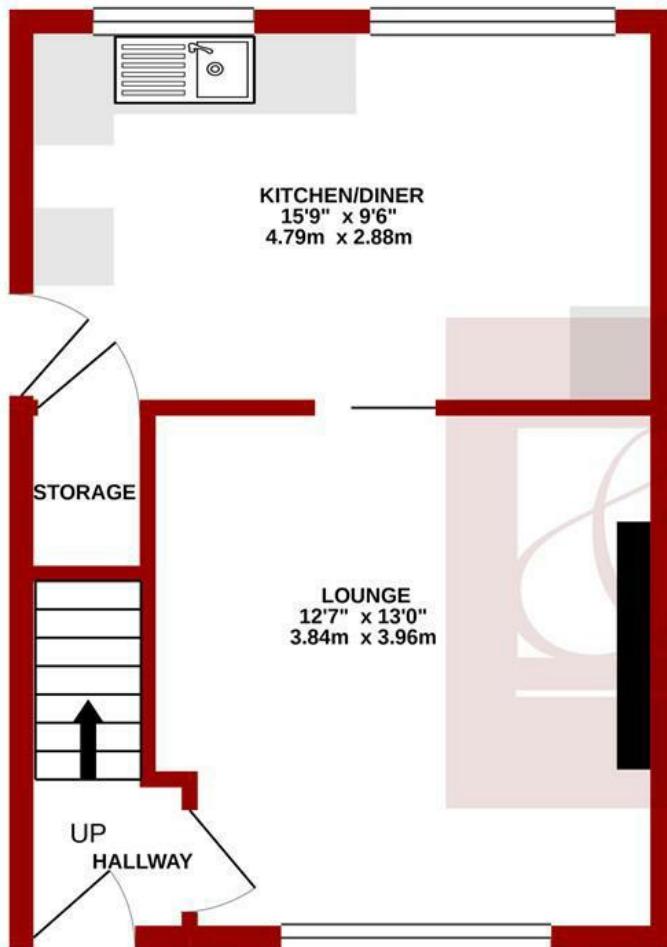




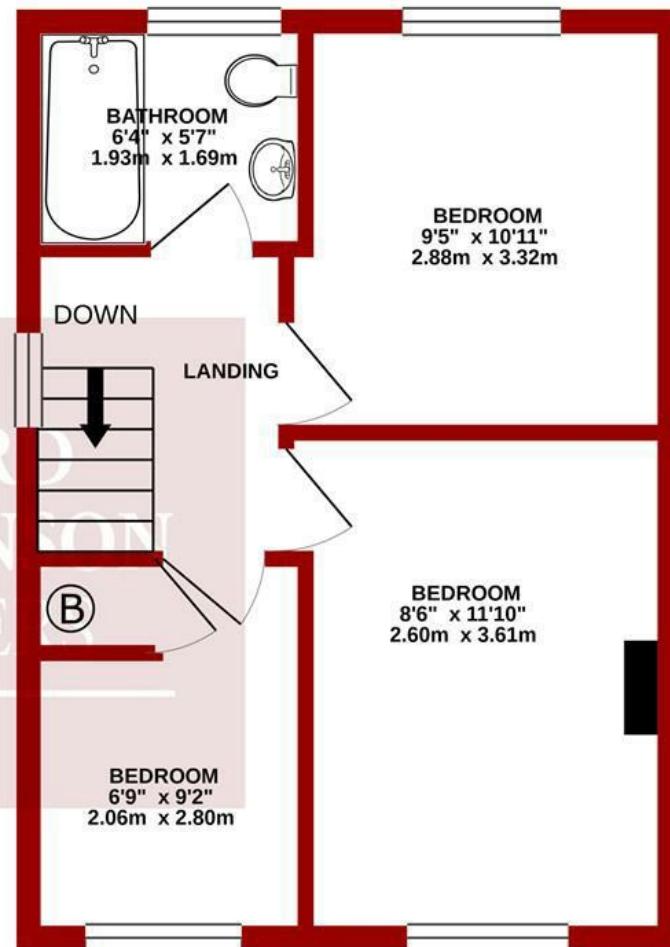




GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

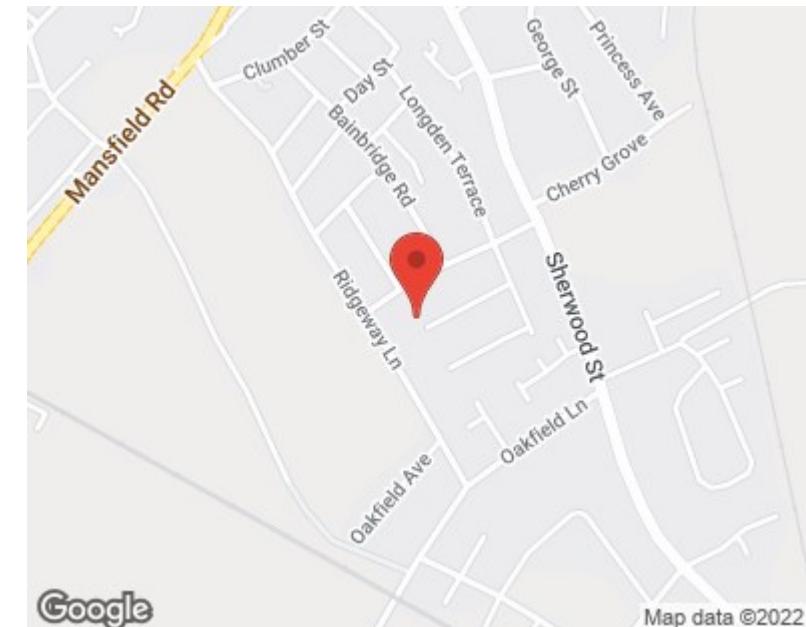
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2021



Energy Efficiency Rating		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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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