

# HoldenCopley

PREPARE TO BE MOVED

Bancroft Lane, Mansfield, Nottinghamshire NG18 5LN

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£200,000



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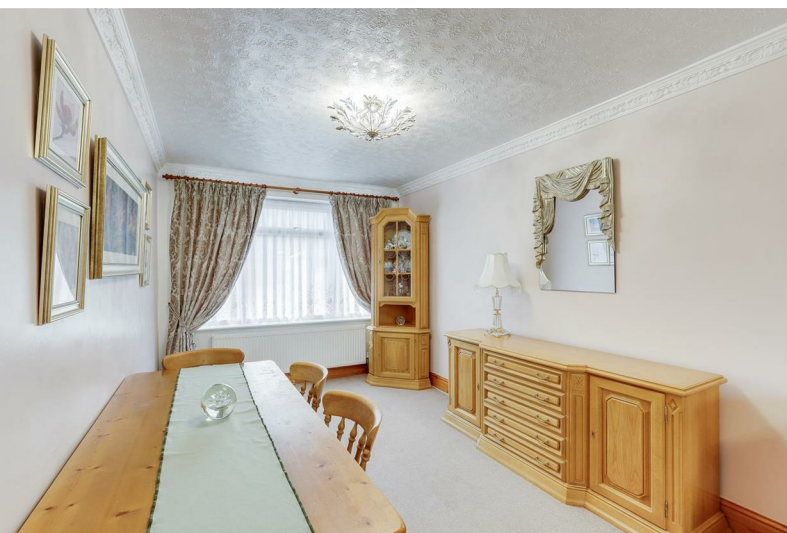




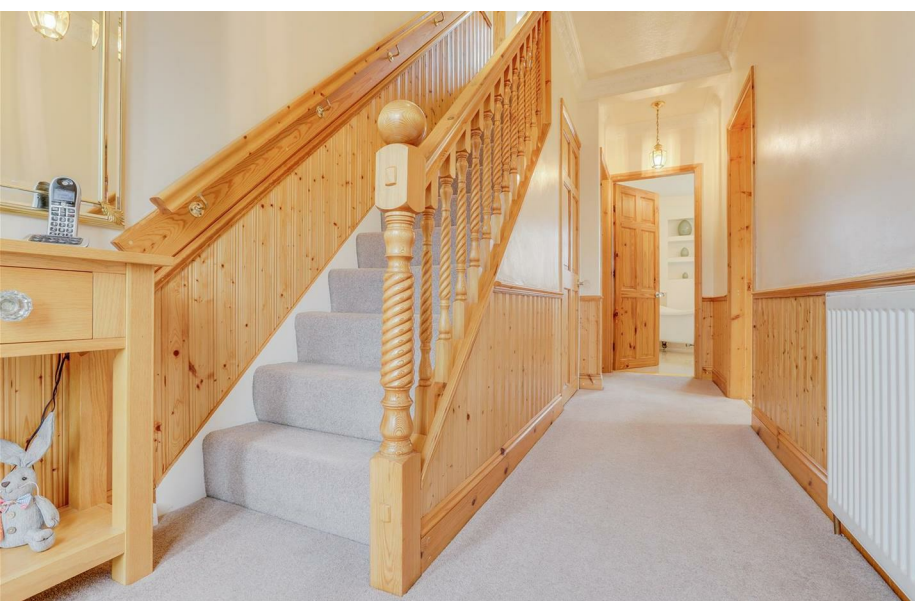
## SEMI DETACHED HOUSE...

This charming and well-presented semi-detached home is located in a popular residential area, offering convenience and accessibility to a range of local amenities. With shops, schools, and other essential services nearby, as well as Kings Mill Hospital just a short distance away, this property is perfectly situated for a variety of buyers. Excellent transport links via train, bus, and car make commuting and travel effortless. Upon entering the home, you are greeted by a welcoming entrance hall that leads into a spacious and bright living dining room. This inviting space is ideal for both relaxation and entertaining, with the added benefit of double French doors that open out to the rear garden. The property also features a well-appointed fitted kitchen diner, offering ample storage and workspace, making it a practical and stylish setting for preparing meals. A generous four-piece bathroom suite, complete with a bath, separate shower, washbasin, and WC, adds comfort and convenience to the ground floor layout. Ascending the stairs to the first floor, you will find two well-proportioned double bedrooms, both of which include fitted wardrobes, providing plenty of storage space while maintaining a neat and tidy appearance. Additionally, there is a separate WC on this floor, offering extra convenience for residents and guests alike. Externally, the property boasts a well-maintained block-paved driveway at the front, which provides ample off-road parking and access to the garage. The rear garden is fully enclosed, featuring a combination of a paved patio area, perfect for outdoor seating and dining, along with a neatly kept lawn bordered by fence panels, ensuring privacy and security. There is also direct access to the garage from the garden, offering additional storage or potential for further use.

MUST BE VIEWED







- Semi Detached House
- Two Double Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen/Diner
- Four-Piece Bathroom Suite & First Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Residential Area
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'7" x 6'5" (max) (4.77m x 1.96m (max))

The entrance hall has carpeted flooring, an in-built cupboard, partially wooden panelled walls, a radiator, a wall-mounted alarm key pad, two full height obscure UPVC double glazed windows to the front elevation, and a UPVC door providing access into the accommodation.

Living/Dining Room

26'0" x 12'7" (max) (7.94m x 3.86m (max))

The living/dining room has a UPVC double glazed window to the front elevation, two radiators, a TV point, a feature fire place with a decorative surround, coving to the ceiling, space for a dining table, carpeted flooring, and double French doors opening to the rear garden.

Kitchen/Diner

16'11" x 7'11" (max) (5.16m x 2.42m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, a range cooker and extractor fan, an integrated microwave, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge, and space for a fridge freezer, a radiator, recessed spotlights, coving to the ceiling, a tiled splash back, tiled flooring, two UPVC double glazed window to the rear and side elevation, and a UPVC door providing access to the rear garden.

Bathroom

11'3" x 8'3" (max) (3.44m x 2.52m (max))

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with claw feet with a floor mounted swan neck mixer tap, a walk-in shower enclosure with a rainfall and handheld shower fixture, a radiator with a towel rail, a vertical radiator, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

9'6" x 2'8" (2.90m x 0.82m )

The landing has carpeted flooring, decorative coving to the ceiling, and access to the first floor accommodation.

Bedroom One

13'8" x 11'9" (max) (4.18m x 3.60m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, eaves storage, an in-built cupboard, access into the loft with lighting, and carpeted flooring.

Bedroom Two

14'11" x 9'4" (max) (4.56m x 2.85m (max))

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

W/C

3'8" x 2'8" (1.14m x 0.82m )

This space has a UPVC double glazed window to the rear elevation, a low level flush W/C, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway with wrought iron gates providing access too the garage, and access to the rear garden.

Garage

22'8" x 12'2" (max) (6.93m x 3.73m (max))

The garage has a storage room, a door opening to the rear garden, a window to the side elevation, lighting, and an up-an-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a fence panelled boundary, and access to the garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Mansfield District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

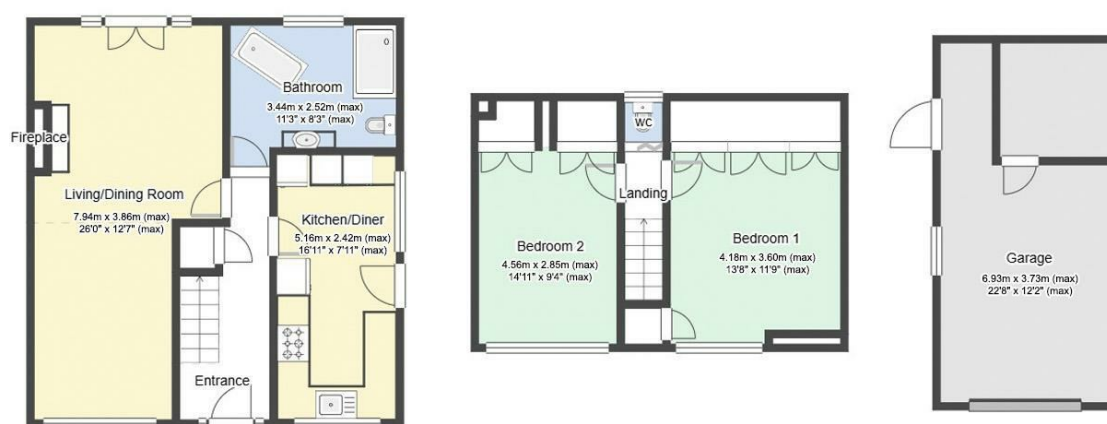
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Environmental Impact (CO <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

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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