

# HoldenCopley

PREPARE TO BE MOVED

Forest Road, Mansfield, NG21 9DT

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Guide Price £110,000 - £120,000

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NO UPWARD CHAIN...

This three-bedroom end-terraced home offers generous space both inside and out, and with a little TLC it has all the makings of a fantastic family home. It sits in the heart of Clipstone Village, a location known for its strong sense of community, easy access to local shops, schools and beautiful woodland walks, with Sherwood Pines and Vicar Water Country Park just a short distance away. It's an ideal spot for families wanting a balance of convenience and outdoor lifestyle. The ground floor includes an entrance hall, a fitted kitchen with modern units and two reception rooms that provide plenty of flexibility for day-to-day living. Upstairs, there are three well-proportioned bedrooms served by a wet-room style shower suite and a separate WC. Outside, the front of the property offers a driveway for off-street parking, while the rear boasts an extensive garden with a mix of patio and lawn. The plot provides excellent scope for future development, subject to the necessary planning consents. This is a great opportunity for anyone looking to put their own stamp on a spacious home in a popular village setting.

MUST BE VIEWED







- End-Terraced House
- Three Good-Sized Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Wet Room Style Shower
- Separate WC
- Fantastic-Sized Garden
- Off-Road Parking
- Sold As Seen
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'6" x 5'10" (max) (3.51m x 1.80m (max))  
The entrance hall has wood-effect flooring, a radiator, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

18'0" x 10'10" (max) (5.51m x 3.31m (max))  
The living room has two UPVC double-glazed windows to the front and rear elevation, wood-effect flooring, two radiators, and a wall-mounted electric fireplace.

Kitchen

10'10" x 8'3" (3.32m x 2.54m )  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, vinyl flooring, tiled splashback, two UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

Under-Stair Storage

6'5" x 2'4" (1.96m x 0.73m )

Dining Room

10'11" x 10'0" (max) (3.33m x 3.06m (max))  
The dining room has dual-aspect UPVC double-glazed windows, tiled flooring, and a radiator.

FIRST FLOOR

Landing

10'10" x 6'3" (3.32m x 1.91m )  
The landing has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'11" x 11'0" (max) (3.95m x 3.36m (max))  
The first bedroom has UPVC double-glazed windows to the front and side elevation, carpeted flooring, and a radiator.

Bedroom Two

10'9" x 9'9" (3.29m x 2.99m )  
The second bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, and a radiator.

Bedroom Three

10'10" x 7'11" (3.31m x 2.43m )  
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a picture rail, and a radiator.

Shower Suite

5'7" x 4'10" (1.72m x 1.48m )  
The wet room has a wall-mounted wash basin, a wall-mounted electric shower fixture, an in-built airing cupboard, vinyl flooring, partially tiled walls, grab handles, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

Airing Cupboard in Shower

3'7" x 1'10" (1.10m x 0.58m )

W/C

4'9" x 2'8" (1.47m x 0.83m )  
This space has a low level dual flush WC, grab handles, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a shed, a gate opening out to an extensive garden with a lawn, a patio pathway, a second shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach  
Broadband Speed - Ultrafast Available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Electric or Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Material Information - Damp issue  
Any Legal Restrictions – Restrictive Covenants - Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

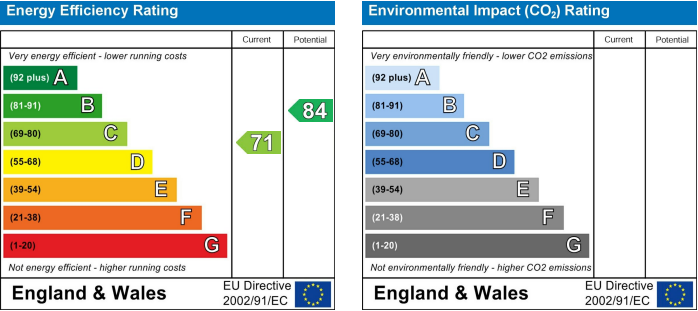
Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

Council Tax Band Rating - Newark And Sherwood District Council - Band A  
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

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**This floorplan is for illustrative purposes only.**

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