

FREEHOLD



Bungalow - Detached (EPC Rating: D)

# 30 BIRCH GROVE, MANSFIELD, NG18 4JH

Offers In The Region Of

## £325,000

### FEATURES

- Detached Two Bedroom Bungalow
- Well Maintained & Presented
- Lounge Diner
- Kitchen & New Bathroom
- Enclosed South Facing Garden
- Popular Residential Area
- New Combi Boiler recently Fitted
- No Upward Chain



# Location

# 2 Bedroom Bungalow - Detached located in Mansfield

## Entrance Porch

Upvc Double glazed door and matching side panels.

## Entrance Hallway

Glazed door and matching side panels leading into the bright and airy entrance hall, wood flooring picture rail, coving, central heating radiator.

## Lounge Diner

24'36 x x 15'83 (7.32m x x 4.57m)

Double glazed window to the front aspect, feature fire with modern surround and back plate, through to dining area, French doors to the rear garden.

## Kitchen

11'71 x 8'79 (3.35m x 2.44m)

Fitted with a range of wall and base units, one and a half bowl stainless steel sink with mixer tap over, complimentary worktop. Integrated appliances, including gas hob, electric double oven, fridge freezer. Stainless steel chimney extractor, tiled splash backs, tiled flooring, central heating radiator, Upvc double glazed window and rear door.

## Bedroom One

11'82 x 11'76 (3.35m x 3.35m)

Upvc double glazed window to the front aspect, central heating radiator, carpet.

## Bedroom Two

12'69 x 9'16 (3.66m x 2.74m)

Upvc double glazed french doors to the rear aspect, central heating radiator, carpet.

## Bathroom

Fitted with a three piece suite, Panelled bath with shower attachment over, pedestal wash hand basin, low flush w/c, tiled walls and laminate floor, upvc obscured double glazed window to the rear.

## Garage

Twin opening entrance door, rear courtesy door, power and light, separate Wc.

## External

Situated on a good sized plot, with garden to the front, block paved drive, for parking leading to the integral garage. A lovely south facing rear garden with patio seating areas, mainly laid to lawn with established borders shrubs and trees.

## Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

## Money Laundering

Intending purchasers will be asked to produce identification before a sale can be agreed.

## Viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

[www.locationstateagency.co.uk](http://www.locationstateagency.co.uk)

Telephone: (01623) 654555 option 1.



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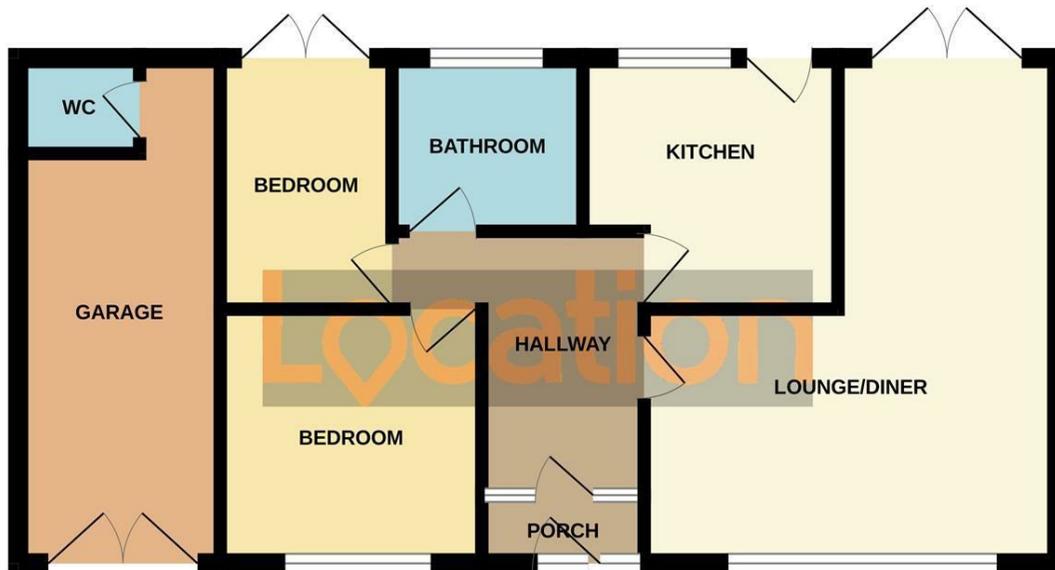
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Council Tax Band

C

GROUND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Location