



Garnon Street, Mansfield, NG18 5QT

Offers Around £192,500

**** Available to View ***** A modernised and re-furbished semi detached family home. ideally located for the Kings Mill Hospital and good road links to Nottingham.

The re-decorated interior accommodation opens with a welcoming reception hallway, door to the extended re-fitted kitchen, with a comprehensive selection of fitted units, with new built-in oven, hob and dishwasher and double doors through to the open plan dual aspect lounge diner with bay window and French patio doors onto the rear garden.

The first floor has a new fitted bathroom with a three piece white bathroom suite, shower above the bath and finished with a light grey wall tile. There are three generous bedrooms with a master bedroom on the rear aspect enjoying the view over the rear garden.

The home is set back from the road with a front driveway for two cars and double gates leading to the rear garden and detached purpose built garage combined workshop. There is an outside WC, tiered style garden with elevated patio and lawn areas. The home is uPVC double glazed and gas centrally heated with new fitted carpets.

Offered for sale with No Upward Chain.

Reception Hallway

Dual Aspect Lounge Diner

22'3 x 11'1



Master Bedroom Rear

11'1 x 10'9 max



Bedroom Two

11'0 x 10'10



Extended Kitchen

17'3 x 5'4



Bedroom Three

7'2 x 5'7



First Floor



Bathroom



Front Driveway & Rear Gardens



Garage Combined Workshop

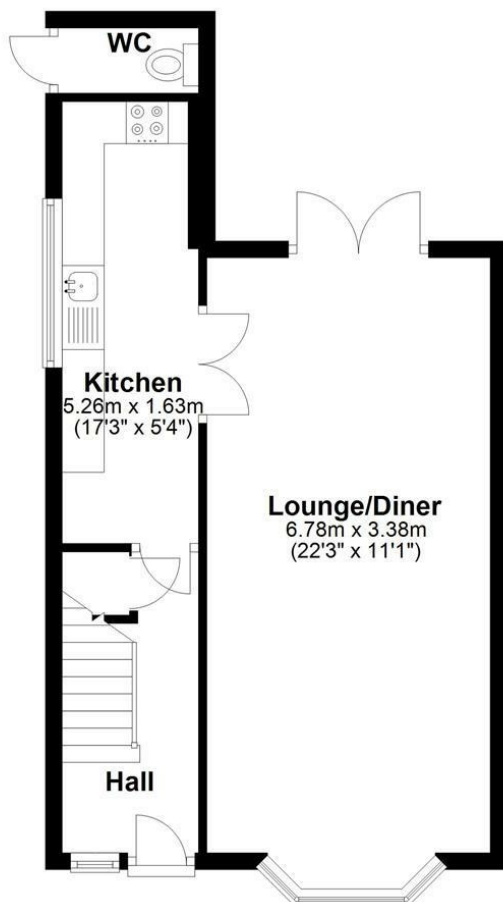
22'0 x 11'6



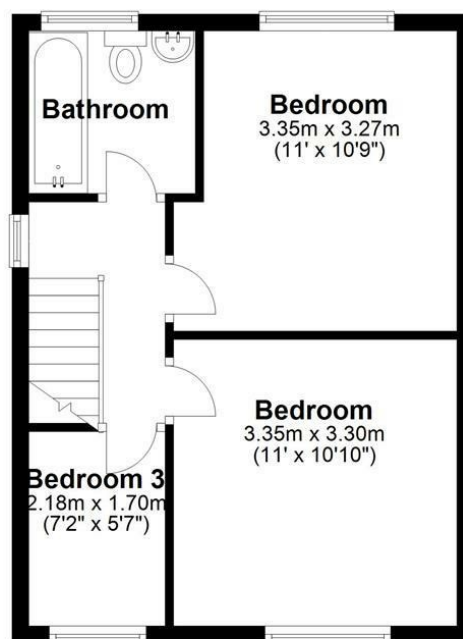
Draft details awaiting vendor approval and subject to change



Ground Floor



First Floor



This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Services. Main's water, gas and electricity are understood to be available to the property but none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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

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