



## Clipstone Road East Forest Town Mansfield

### Starting Bid: £69,950

A 3 BEDROOM SEMI DETACHED HOUSE OCCUPYING A LOVELY SITUATION HAVING LARGE REAR GARDEN OCCUPYING A NON ESTATE POSITION ON THE OUTSKIRTS OF FOREST TOWN WHICH HAS GOOD LOCAL AMENITIES AVAILBLE. IN ADDITION MANSFIELD TOWN CENTRE IS READILY ACCESSIBLE WHERE A MORE COMPREHENSIVE RANGE OF FACILITIES ARE AT HAND. Briefly the accommodation comprises: on the ground floor, entrance hall, lounge, dining kitchen and, on the first floor 3 bedrooms and bathroom. Outside there are gardens front and rear. The property has the benefit of gas fired central heating and UPVC double glazing and in more detail the accommodation comprises:

#### Auctioneer's Comments

This property is for sale by the modern auction method of sale also known as a conditional auction. This process is similar to a normal property purchase but on acceptance of an offer the purchaser will pay a non refundable reservation fee to secure the property. The buyer then has 28 days to exchange contracts and a further 28 days to complete the purchase. Terms and conditions apply to the modern auction method of sale, which is operated by Richard Watkinson & Partners Property Auctions.

#### Disclaimer

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.

#### Ground Floor

##### Entrance Hall

With radiator, UPVC entrance door, double glazed window pane to the side elevation.

##### Lounge

**4.60m(15'1") x 3.73m(12'3")**

Having coal effect gas fire, single panel radiator, coving to ceiling, under stairs cupboard with gas fired boiler, double glazed bay window to the front elevation and double doors to:

##### Dining Kitchen

**4.83m(15'10") x 2.95m(9'8")**

Having single panel radiator, single drainer stainless steel sink unit, base and wall cupboards, plumbing for automatic washing machine, UPVC entrance door, obscure double glazed window to the side elevation and double glazed window to the rear elevation.

#### First Floor

##### Landing

Double glazed window pane to the side elevation, loft hatch, smoke alarm.

##### Bathroom

Having panelled bath, pedestal hand wash basin, low flush WC, tiled walls, single panel radiator, obscure double glazed window to the rear elevation.

##### Bedroom 1

**3.73m(12'3") x 2.82m(9'3")**

With single panel radiator, double glazed window to the front elevation.

##### Bedroom 2

**3.07m(10'1") x 2.84m(9'4")**

With single panel radiator, air cupboard housing the hot water cylinder, double glazed window to the rear elevation.

##### Bedroom 3

**2.16m(7'1") x 1.91m(6'3")**

With single panel radiator, double glazed window to the front elevation.

#### Outside

To the front of the property there is a lawned garden with shrub borders and a shared driveway to the rear. To the rear of the property there is a large lawned garden with patio area and brick outhouse and garden shed.

