

356 Mary Street, Whaley Thorns, Langwith, Mansfield, Notts, NG20 9HQ



A recently modernised three-bedroom terraced house located within an established residential area of the village within a few minutes walking distance of the train station giving direct links to Nottingham, Worksop & Mansfield. Ideal for those seeking their first home or investor. The accommodation which has been modernised and features Gas central heating system, Upvc double glazing, refitted modern contemporary style kitchen and shower room, white internally paneled doors briefly comprises Entrance hall, spacious lounge, /dining room, large walk in store cupboard, new y fitted modern kitchen with built in oven & Hob, three bedrooms, refitted modern shower room, enclosed rear, garden and patio,

The village has range of local amenities and the property is within a short walking distance of the , town's railway station, local schools and shops. The village is surrounded by open countryside and has good communication links and is well placed for the surrounding areas major towns and cities
Nottingham 27.0 miles, Mansfield 7.7miles, Worksop 7.7 miles , Chesterfield 12.2 miles, M1 Junction 10.3 miles,
(All mileages are approximate) Gross Internal Floor Area Approx 77.31m2(831ft2)

Guide Price: £115,000 Inspection recommended

Gamston Wood
Farm
Upton, Retford
Nottinghamshire
DN22 0RB

t: 01777 717559
m: 07540578530

e: info@silcockandpartners.co.uk

www.limeliving.co.uk
www.silcockandpartners.co.uk

SILCOCK
& PARTNERS



LOCATION

Mary Street is an established residential area well placed for railway station, local shops, primary school, post office. Medical centre and public houses. The property is easily found when entering the village from the direction of Cuckney along the A632, continue past the Jug & glass public house and turn right onto Pit Hill. Continue onto Bathurst Terrace and turn right into Mary Street, where the property will be found on the right-hand side, identified by our sale board.

ACCOMODATION

Upvc double glazed front door

Entrance Hall- Tiled floor

Spacious through lounge/dining room

Lounge area 4.09m (13'5") x 3.42m (11' 2") – Upvc double glazed window radiator, meter cupboard

Archway to:

Dining room 4.10m (13'5") x 3.42m (11'2")-Upvc double glazed window, wall mounted remote flicker flame electric fire with stone, radiator. Large walk in understairs store area.

Refitted Kitchen 2.63m (8' 7") x 2.22m (7' 3") – Newly fitted Modern range of High gloss finish contemporary style kitchen units comprising single drainer sink unit with worktops with tiled splash backs, Beko electric hob with oven below and cooker hood over, cupboards and drawers below .wall cupboards, plumbing for washing machine, Upvc double glazed window and side door, tiled floor . Recessed ceiling light fittings, vertical ladder radiator
Stable door to:-

Stairs rise from the dining area to:

First Floor Landing

Bedroom 1 (Front) – 3.48 m (11'5") x 2.82 m (9'3") Upvc double glazed window, radiator. Part vaulted ceiling.

Bedroom 2 (Front)- 2.58m (8'5") x 2.20 m (7'2') - Radiator, Upvc double glazed window,

Bedroom 3 (Rear)- 3.32m (' ") x 2.81m max (' ") Radiator, Upvc double glazed window. Built in cupboard housing Main gas fired central heating boiler.

Modern refitted shower room 2.28m (7'5") narrowing to 1.89m(6' 1") x 2.39m (7'10") narrowing to 1.48m(4' 10") – Large walk-in shower area with glazed screen and high head shower, pedestal wash basin with mixer tap, Low flush WC. Ladder radiator.

THE GARDENS AND GROUNDS

The property has a walled front buffer terrace. Enclosed rear garden with patio. Rear pedestrian access.

General Remarks

Tenure

The property is understood to be freehold.

Services

Mains, gas water, electricity and drainage, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.

Council Tax

Band A

EPC

To be advised

Important notice Silcock and partners for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Silcock & partners for the accuracy of individual items.

Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Silcock & partners, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Silcock & partners for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased.



Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our clients, decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.