



**The Dukeries, Mansfield NG18 3LN**

welcome to

## The Dukeries, Mansfield

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£220,000**

### Entrance Hallway Downstairs Wc Lounge

16' 1" max x 12' 2" max ( 4.90m max x 3.71m max )  
Bay fronted Window, feature fireplace, stairs leading to first floor

### Kitchen

9' 10" max x 7' 7" max ( 3.00m max x 2.31m max )  
Modern fitted kitchen, space for washing machine and fridge freezer.

### Dining Room

9' 2" max x 7' 10" max ( 2.79m max x 2.39m max )  
French Doors leading into the rear garden

### Bedroom One

10' 2" max x 9' 6" max ( 3.10m max x 2.90m max )  
Built in wardrobes, leads to en suite

### En Suite Shower Room Bedroom Two

10' 2" max x 8' 6" max ( 3.10m max x 2.59m max )  
Front elevation,

### Bedroom Three

6' 11" max x 6' 11" max ( 2.11m max x 2.11m max )  
Front elevation

### Family Bathroom

### Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid 2 identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.



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#### Property Ref:

KBY110181 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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