



**2 Claymoor Close, Mansfield,
Nottinghamshire NG18 5RS**

£160,000

Tel: 0115 9680268



- Modern Town House
- Beautifully Presented Throughout
- Private Landscaped Garden
- Two Double Bedrooms
- Viewing Essential To Appreciate
- Off Road Parking

A beautifully presented, modern two bedroom town house which is perfect for a wide variety of buyers including investors and first time buyers that are looking for a well sized, sleek and stylish place to call home that is located in an incredibly convenient location and offered to the market at an extremely affordable price, then look no further and call to book your early inspection as we anticipate this will be home that isn't available for long.

The deceptively spacious accommodation comprises an entrance hall with access into a downstairs WC, fully fitted modern kitchen and a generously proportioned living room spanning the whole width of the rear of the property. To the first-floor landing there are two double bedrooms and a neutral bathroom with three piece suite.

Externally, the property enjoys a pleasant and appealing street scene with a rumbled edged block paved driveway to the front of the property and an additional parking space located through the rear garden gate. To the rear of the property there is a wonderful and immaculately maintained landscaped garden which is particularly private and has an initial patio area, central turfed lawn with mature tree and secure boundaries to all sides.

ENTRANCE HALL

w: 3.2m x l: 0.81m (w: 10' 6" x l: 2' 8")

A light and bright welcoming entrance hall with a radiator, ceiling light point and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.37m x l: 0.76m (w: 4' 6" x l: 2' 6")

With a two piece suite comprising a low flush WC and a wash hand basin. There is also a ceiling light point, radiator and an obscure double glazed window to the front elevation.

KITCHEN

w: 3.2m x l: 1.57m (w: 10' 6" x l: 5' 2")

A fully fitted neutral kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring gas hob with concealed extractor hood over. Plumbing for a washing machine, space for a fridge/freezer. There is also a radiator, ceiling light point and a double glazed window to the front elevation with fitted shutters.

LIVING ROOM

w: 4.29m x l: 3.61m (w: 14' 1" x l: 11' 10")

A spacious yet cosy living room having plenty of room for living and dining to seamlessly combine. Having a radiator, ceiling light point, handy understairs storage cupboard and double glazed French doors leading out onto the private landscaped rear garden.

FIRST FLOOR LANDING

w: 1.88m x l: 1.78m (w: 6' 2" x l: 5' 10")

With a ceiling light point and a radiator.

BEDROOM ONE

w: 3.58m x l: 2.92m (w: 11' 9" x l: 9' 7")

A well proportioned double bedroom with a full height wall of contemporary wardrobes that will be included within the sale. There is also a radiator, ceiling light point and a double glazed window to the rear elevation with fitted shutters.

BEDROOM TWO

w: 3.58m x l: 2.59m (w: 11' 9" x l: 8' 6")

A second generous bedroom, currently in use as a home office however it would prove to be a second well proportioned double with a radiator, ceiling light point and two double glazed windows to the front elevation, again both benefitting from fitted shutters.

BATHROOM

w: 1.88m x l: 1.57m (w: 6' 2" x l: 5' 2")

A fully tiled bathroom finished with neutral tiling having a three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin with chrome taps and a low flush WC. There is also a radiator, ceiling light point and an extractor fan.

OUTSIDE

Externally, the property enjoys a pleasant and appealing street scene with a rumbled edged block paved driveway to the front of the property and an additional parking space located through the rear garden gate. To the rear of the property there is a wonderful and immaculately maintained landscaped garden which is particularly private and has an initial patio area, central turfed lawn with mature tree and secure boundaries to all sides.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

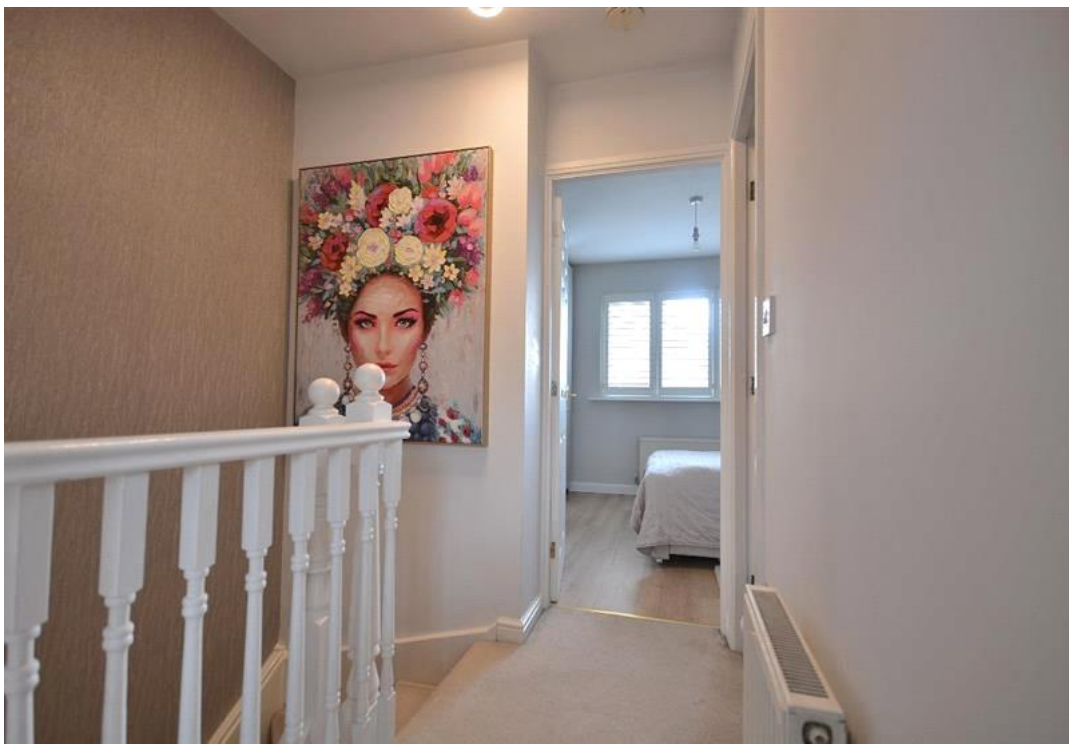
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.













Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

