



5 Brailsford Court

Mansfield, NG18 3PP



Book a Viewing!

£110,000

Spacious Semi-Detached Home situated close to Oak Tree Lane which is the ideal investment/first time buyer property, in need of some modernisation the accommodation includes, Entrance Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen, Utility Room, First Floor, Four Bedrooms and Shower Room. Outside, front street parking with enclosed rear garden with double gates for vehicle access.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (Mansfield District Council)

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Ideally located on the outskirts of Mansfield, the property benefits from close proximity to a wide range of local amenities and shopping facilities including Tesco's, Oak Tree Primary School and excellent transport links for the daily commute.

ENTRANCE HALL

Front entrance door give access to entrance hall which in turn leads to the inner hallway.

INNER HALLWAY

With stairs off to first floor landing and radiator.

CLAOKROOM/WC

3' 5" x 5' 10" (1.04m x 1.78m) With low level WC and wash hand basin.

LOUNGE

12' 1" x 14' 2" (3.68m x 4.32m) With double glazed sliding patio doors to the rear garden and radiator.

DINING ROOM

12' 1" x 10' 9" (3.68m x 3.28m) With double glazed window to the rear elevation and radiator. Door leading to the rear garden with rear porch having under stairs storage cupboard.

UTILITY ROOM

9' 5" x 8' (2.87m x 2.44m) With double glazed window to the front elevation and plumbing for a washing machine.

KITCHEN

9' 5" x 10' 9" (2.87m x 3.28m) With a range of base units with work surface over, inset stainless steel single drainer sink unit, spaces for electric cooker and fridge freezer, double glazed window to the front elevation and wall mounted central heating boiler (not tested).

FIRST FLOOR LANDING

With double glazed window to the rear elevation, doors off to bedrooms and shower room.

BEDROOM 1

9' 9" x 13' 10" (2.97m x 4.22m) With double glazed window to the front elevation and radiator.

BEDROOM 2

11' 9" x 10' 11" (3.58m x 3.33m) With double glazed window to the rear elevation and radiator.

BEDROOM 3

11' 9" x 10' 8" (3.58m x 3.25m) With double glazed window to the rear elevation and radiator.

BEDROOM 4

9' 9" x 6' 7 Max" (2.97m x 2.01m) With double glazed window to the front elevation and radiator.

SHOWER ROOM

6' 6" x 8' 9" (1.98m x 2.67m) With walk-in shower, low level WC and wash hand basin, tiled surround, radiator and high level double glazed window to the front elevation.

OUTSIDE

Small front forecourt with street parking. Totally enclosed rear garden within a fence and brick boundary with double rear gates.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Water and Callum Lyman will be able to provide information and services they offer relating to surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our financial adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they or their employees and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

