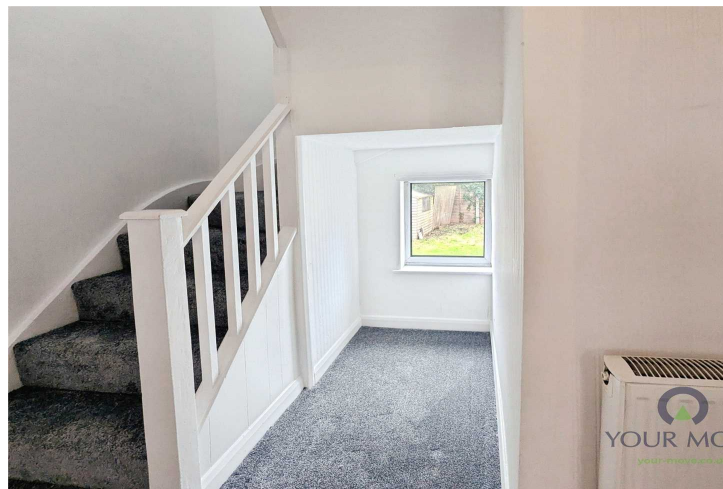
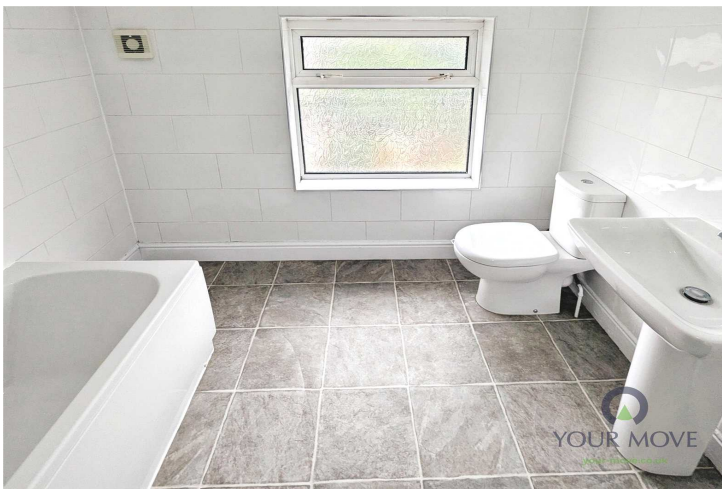
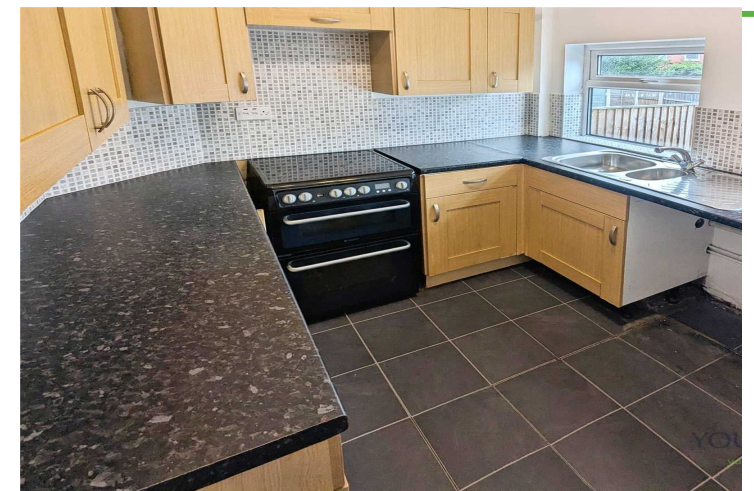
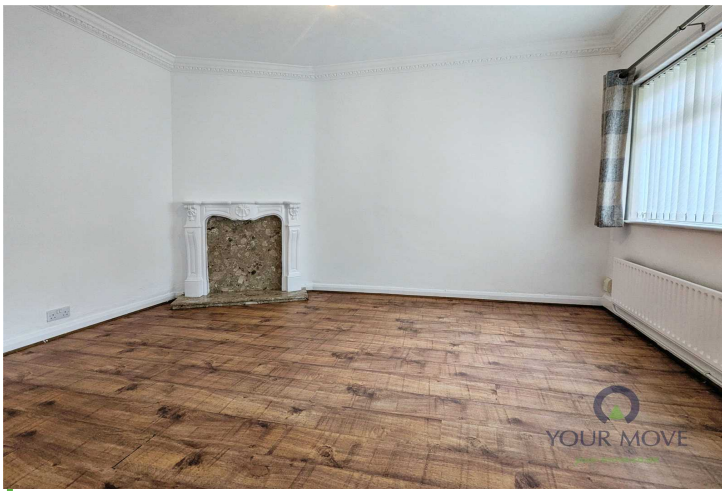




Python Hill Road, Rainworth,
Mansfield, Nottinghamshire, NG21

Guide Price: £100,000

Tenure: Freehold



your-move.co.uk

Python Hill Road, Rainworth, Mansfield, Nottinghamshire, NG21

Guide Price: £100,000 Tenure: Freehold

Council Tax Band: A

EPC Rating: TBC

Local Authority: Newark and Sherwood District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Take a LOOK at the refurbished town house & see for yourselves just what's on offer, Having a spacious lounge & dining room, fitted kitchen & utility room, three bedrooms & modern bathroom. A dropped curb to the front allows for off road parking & an enclosed rear garden! No Upward Chain.

Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Description

Neutrally decorated throughout, the property offers two reception rooms linked by a wide archway, creating a flexible living and dining

space with good natural light and practical laminate flooring to the front area. The rear hall has stairs to the first floor. The fitted kitchen provides ample worktop space and storage, with room for appliances. A separate utility room, with additional wall and base units plus storage cupboard and door to the rear garden. Upstairs, the landing benefits from a rear window and leads to two double bedrooms and a good-sized single, all simply finished and ready for personal touches. The bathroom is fitted with a modern white suite, including shower over the bath and a rear-facing window. The property also benefits from a recently fitted roof and a gas boiler understood to be around seven years old. Council Tax Band A.

Outside, a dropped kerb to the front provides off-road parking, while the enclosed rear garden is laid mainly to lawn, ideal for children or pets. Rainworth offers local shops, primary schools and everyday services, with Sherwood Pines and open countryside a short drive away. Regular bus routes run towards Mansfield (around 15–20 minutes), giving onward rail connections to Nottingham in roughly 35 minutes, making this a convenient base for commuters and families alike.

Dinig Room

12' x 11' (3.66m x 3.35m)
Having a upvc double glazed window & door to the front, laminate flooring, and archway to the lounge & a fireplace.

Lounge

11' x 12' (3.35m x 3.66m)
A spacious room with a upvc double glazed window to the rear & newly fitted carpet.

Rear Hall

Having stairs off to the first floor , a upvc double glazed window to the rear & a newly fitted carpet.

Kitchen

7' x 7' (2.13m x 2.13m)
Fitted with a range of matching wall & base units with a free standing gas cooker & two upvc double glazed window.

First Floor Landing

Having a upvc double glazed window to the rear elevation.

Utility Room

7' x 5' (2.13m x 1.52m)

First Floor Landing

Having a upvc double glazed window to the rear.

Bedroom 1

12' x 12' (3.66m x 3.66m)
A spacious bedroom with a wall mounted gas boiler & a upvc double glazed window to the

front.

Bedroom 2

10' x 13' (3.05m x 3.96m)
Another good sized double room with a upvc double glazed window to the front.

Bedroom 3

7' x 8' (2.13m x 2.44m)
A good sized single room with a upvc double glazed rear window.

Bathroom

7' x 7' (2.13m x 2.13m)
Offering a modern white suite comprising of a panelled bath with shower over & screen, low flush W.C, wash hand basin, part tiled walls & a upvc double glazed Window.

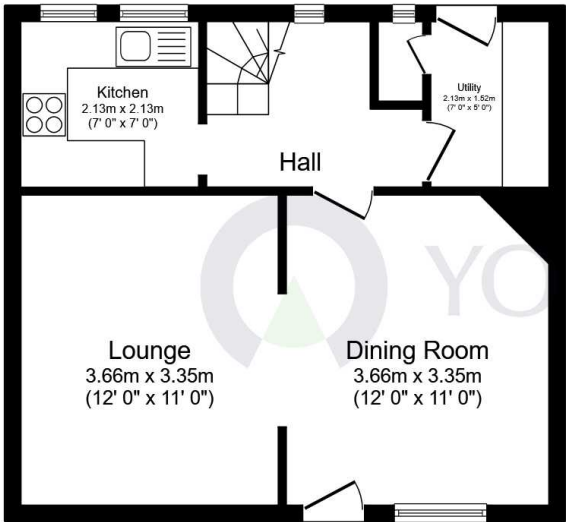
Frontage

To the front is a dropped curb & a gravelled garden allowing for off road parking.

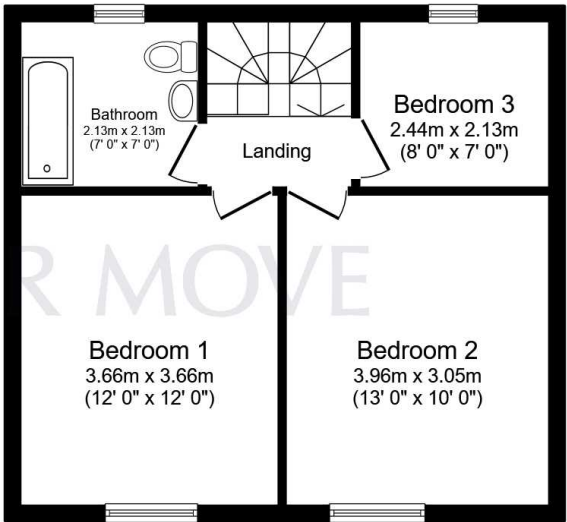
Rear Garden

The rear garden is laid to lawn with a fence surround.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 84.8 sq.m. (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io