

The Woodlands, Mansfield, NG20

£120,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

EXTENDEDTHREE BEDROOMS***EXTENDED***MODERN***GENEROUS FAMILY SIZED GARDEN We are delighted to offer for sale this recently renovated family home situated in a cul de sac. Ideal for first time buyers and families looking for something they can move straight in to. The ground floor compr

Key features:

- recently renovated
- cul de sac
- close to local amenities
- off road parking
- two double bedrooms
- large family garden
- Solar panels

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1268.94 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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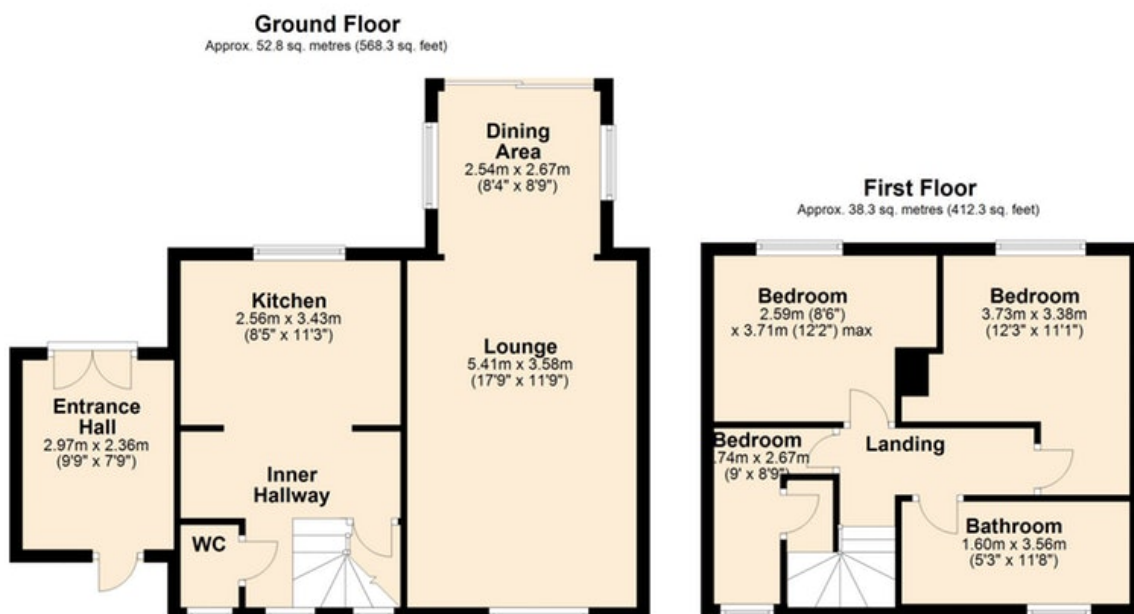
The ground floor comprises of entrance hall, which has been used as dining space in the past, WC, modern kitchen with pantry, spacious lounge with extended dining area.

The first floor offers three bedrooms two of which are double in size and all benefit from built in wardrobes.

To the rear there is a very generous family sized garden with shed that has power and is boarded out. There is ample parking to the front. This property also benefits from solar panels, which keeps utility costs low

Early viewing is essential to avoid missing out on this superb home!

Floor plan:



Total area: approx. 91.1 sq. metres (980.5 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

119, The Woodlands
Langwith
MANSFIELD
NG20 9BZ

Dwelling type: Semi-detached house
Date of assessment: 1 May 2009
Date of certificate: 1 May 2009
Reference number: 0766-2819-6053-0301-9905
Total floor area: 93 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G	18	24

Net energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G	7	12

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	558 kWh/m ² per year	497 kWh/m ² per year
Carbon dioxide emissions	15 tonnes per year	13 tonnes per year
Lighting	£77 per year	£44 per year
Heating	£1020 per year	£900 per year
Hot water	£280 per year	£280 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

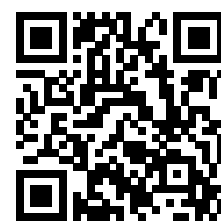
To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

MISREPRESENTATION ACT, 1967.

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