



46 Robin Hood Road, Blidworth, Mansfield,
Nottinghamshire, NG21 0ST

£189,950

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Mid Terraced House
- Lounge with French Doors
- Gas Central Heating
- Driveway Frontage
- Pleasant Rear Views
- Three Bedrooms
- Modern Kitchen/Diner
- UPVC Double Glazing
- Large South Facing Rear Garden
- Ideal for FTB's

A three bedroom mid terraced house (in a row of 4) with a large south facing rear garden in an established location on the edge of the village within close proximity to the village amenities.

The property is presented in excellent condition throughout and benefits from gas central heating (combi boiler) and UPVC double glazing. The living accommodation comprises an entrance hall, dual aspect lounge with French doors, modern kitchen/diner and a rear lobby. The first floor landing with pleasant open rear views leads to three bedrooms and a bathroom.

OUTSIDE

Externally, there is a gravel and hardstanding driveway frontage beneath a substantial carport which our clients may remove and take with them upon the completion of the sale. There is a shared passageway with the neighbour to the left hand side of the house with a gate at the end providing access to the rear garden. To the rear of the property, there is a large, south facing garden featuring extensive composite decking, artificial turf and a hardstanding patio area. There are lawns either side of a central gravel pathway which leads to the end of the garden which has a children's play area, an enclosed hot tub area, gravel and decked areas and French doors opening on to a garden room equipped with power and light.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With tiled floor and stairs to the first floor landing.

KITCHEN/DINER

16'5" x 11'5" (5.00m x 3.48m)

Having modern high gloss white cabinets comprising wall cupboards, base units and drawers with work surfaces over. Space for range cooker and extractor hood. Space for a fridge/freezer and space and plumbing for a dishwasher and washing machine. Tiled effect laminate floor, two double glazed windows to the rear elevation and double glazed window to the front elevation.

REAR LOBBY

2'10" x 2'10" (0.86m x 0.86m)

LOUNGE

16'6" x 10'10" (5.03m x 3.30m)

Original open fireplace, radiator, laminate floor, coving to ceiling, double glazed window to the front elevation and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

With loft hatch, wall mounted combi boiler and double glazed window to the rear elevation.

BEDROOM 1

14'8" into alcove x 11'5" (4.47m into alcove x 3.48m)

With radiator and two double glazed windows to the front elevation.

BEDROOM 2

11'11" x 8'3" (3.63m x 2.51m)

With radiator and two double glazed windows to the rear elevation.

BEDROOM 3

10'11" x 7'11" (3.33m x 2.41m)

With radiator, laminate floor and double glazed window to the front elevation.

BATHROOM

8'5" x 4'8" (2.57m x 1.42m)

Having a panelled bath with mixer tap and electric shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Part tiled walls, heated towel rail and obscure double glazed window to the rear elevation.

GARDEN ROOM

12'4" x 11'2" (3.76m x 3.40m)

Equipped with power and light. Fitted bar area, laminate floor, electric underfloor heating and French doors.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









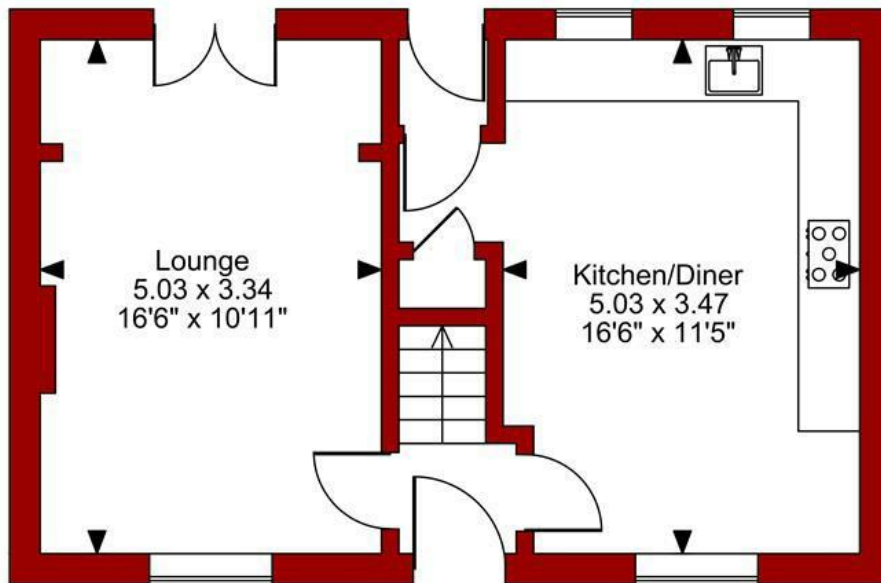
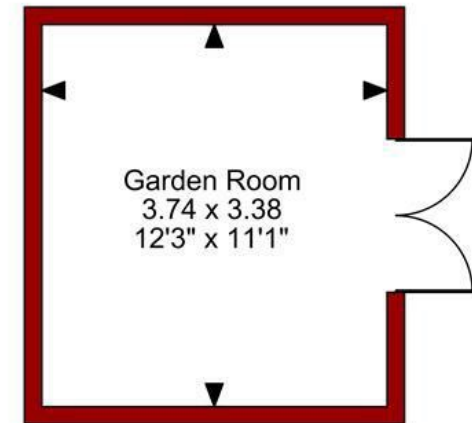




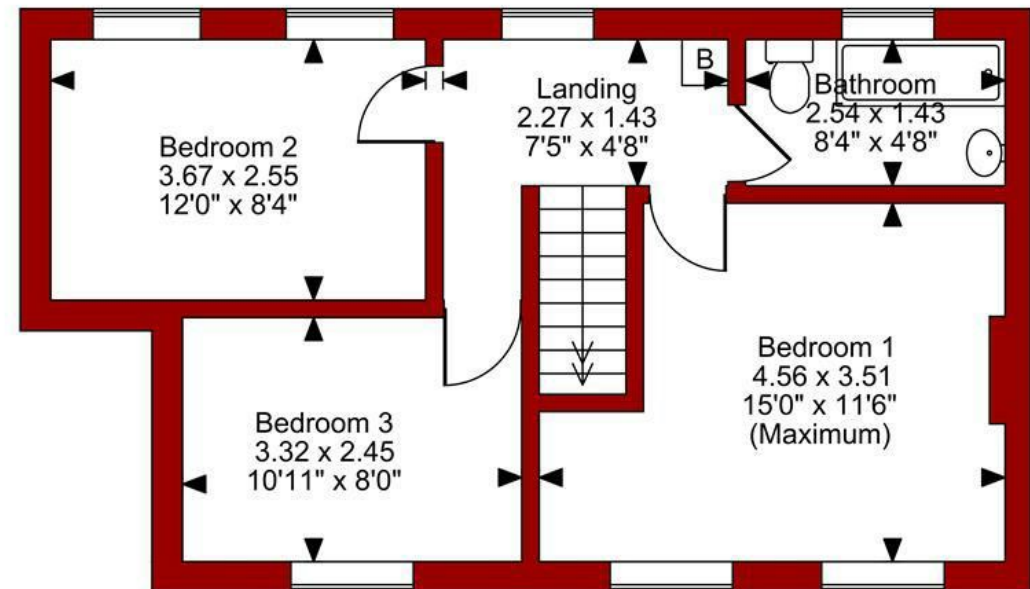




Robin Hood Road, Blidworth
Approximate Gross Internal Area
Main House = 84 SQ M / 906 SQ FT
Garden Room = 13 SQ M / 136 SQ FT
Total = 97 SQ M / 1042 SQ FT



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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