



**254 Nottingham Road, Mansfield,
Nottinghamshire, NG18 4SH**

No Chain £325,000
Tel: 01623 626990

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

- Traditional Semi Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Downstairs WC
- Detached Single Garage
- Recently Refurbished Throughout
- Modern Kitchen & Bathroom
- Gas Central Heating (New Boiler)
- Good Sized Block Paved Driveway
- South Facing Landscaped Rear Garden

A traditional three bedroom semi detached house in a prime Nottingham Road location within walking distance to various facilities and High Oakham Primary School.

The property has been recently refurbished to a high standard to include a new kitchen and bathroom, new boiler and radiators and new carpets and flooring. The property has been redecorated throughout and some rooms have been re-plastered.

The layout of living accommodation with gas central heating and UPVC double glazing comprises an entrance hall, WC, cellar, kitchen with integrated appliances and two spacious reception rooms; a bay fronted lounge and dining room. The first floor landing leads to three bedrooms and a family bathroom comprising a four piece suite.

The property stands back from Nottingham Road behind a low walled frontage with an Acer tree and gravel garden area. There is an extensive block paved driveway providing off road parking for numerous vehicles to the front which extends to the side of the house to the detached single garage at the rear. To the rear of the property, there is a south facing garden recently landscaped to include a substantial porcelain patio extending the full width of the property. Beyond here, a low retaining boundary and central steps lead up to a newly laid turf garden enclosed by fenced boundaries.

The property is offered to the market with the advantage of no upward chain.

AN OPEN FRONTED STORM PORCH LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

13'0" x 5'11" (3.96m x 1.80m)

With radiator and stairs to the first floor landing.

KITCHEN

16'3" x 9'6" (4.95m x 2.90m)

Having a range of modern shaker cabinets with brushed metal handles comprising wall cupboards, base units and drawers with laminate worktops above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Contemporary tiled splashbacks. Integrated electric oven, four ring ceramic hob with stainless steel extractor hood above. Integrated dishwasher and integrated fridge/freezer. Plumbing for a washing machine. Cupboard housing the gas fired combi boiler. Vinyl floor, radiator, double glazed windows to the front and rear elevations. Obscure UPVC double glazed side entrance door.

WC

3'9" x 3'5" (1.14m x 1.04m)

Having a low flush WC. Wall hung wash hand basin. Vinyl floor and obscure double glazed window to the front elevation.

INITIAL CELLAR COMPARTMENT

12'4" max x 5'11" (3.76m max x 1.80m)

With light point, bench, gas meter, electricity meter, consumer unit and obscure double glazed window to the side elevation.

CELLAR ROOM 1

9'9" x 6'11" (2.97m x 2.11m)

With brick floor, light point and connecting door through to:

CELLAR ROOM 2

11'9" x 6'5" (3.58m x 1.96m)

With stone shelving on three sides.

LOUNGE

15'3" into bay x 11'11" (4.65m into bay x 3.63m)

The first of two good sized receptions rooms, having a feature fireplace with tiled hearth. Radiator, coving to ceiling and double glazed bay window to the front elevation. Double folding doors provides access through to the:

DINING ROOM

14'10" into bay x 12'11" (4.52m into bay x 3.94m)

Having a restored cast iron open fireplace with tiled hearth. Radiator, two double glazed windows to the rear elevation and French doors leading out onto the south facing rear patio.

FIRST FLOOR GALLERIED LANDING

With obscure double glazed window to the side elevation.

BEDROOM 1

13'2" x 11'11" (4.01m x 3.63m)

Having a restored cast iron open fireplace with tiled hearth, radiator and double glazed window to the rear elevation.

BEDROOM 2

13'1" x 11'6" (3.99m x 3.51m)

Having a restored cast iron open fireplace with tiled hearth, radiator and double glazed window to the front elevation.

BEDROOM 3

7'5" x 7'5" (2.26m x 2.26m)

With radiator, picture rail and double glazed window to the front elevation.

FAMILY BATHROOM

9'8" x 6'11" (2.95m x 2.11m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with shower over. Vanity unit with inset wash hand basin with mixer tap, tiled splashbacks and storage cupboard beneath. Low flush WC. Chrome heated towel rail, tiled effect vinyl floor, extractor fan and obscure double glazed windows to the side and rear elevations.

OUTSIDE

The property stands back from Nottingham Road behind a low walled frontage with an Acer tree and gravel garden area. There is an extensive block paved driveway providing off road parking for numerous vehicles to the front which extends to the side of the house to the detached single garage at the rear equipped with power and light. To the rear of the property, there is a south facing garden recently landscaped to include a substantial porcelain patio extending the full width of the property. Beyond here, a low retaining boundary and central steps lead up to a newly laid turf garden enclosed by fenced boundaries.

DETACHED SINGLE GARAGE

19'8" x 9'8" (5.99m x 2.95m)

Equipped with power and light. Up and over door. UPVC double glazed window to the side elevation.

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 zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

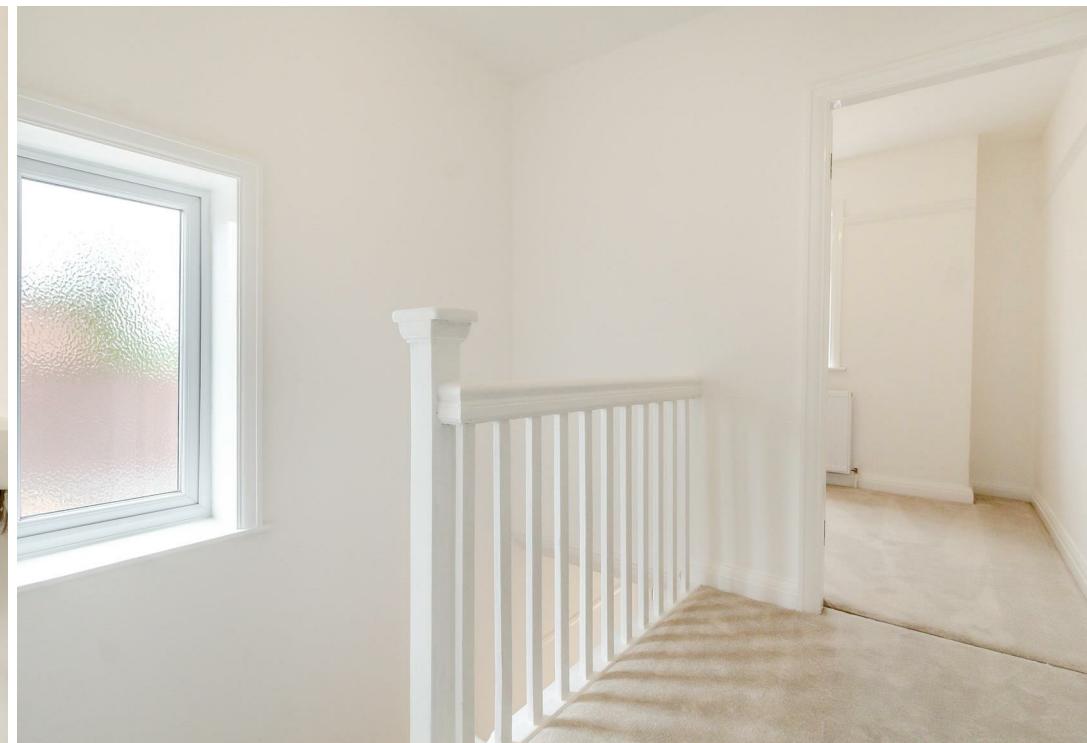
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.



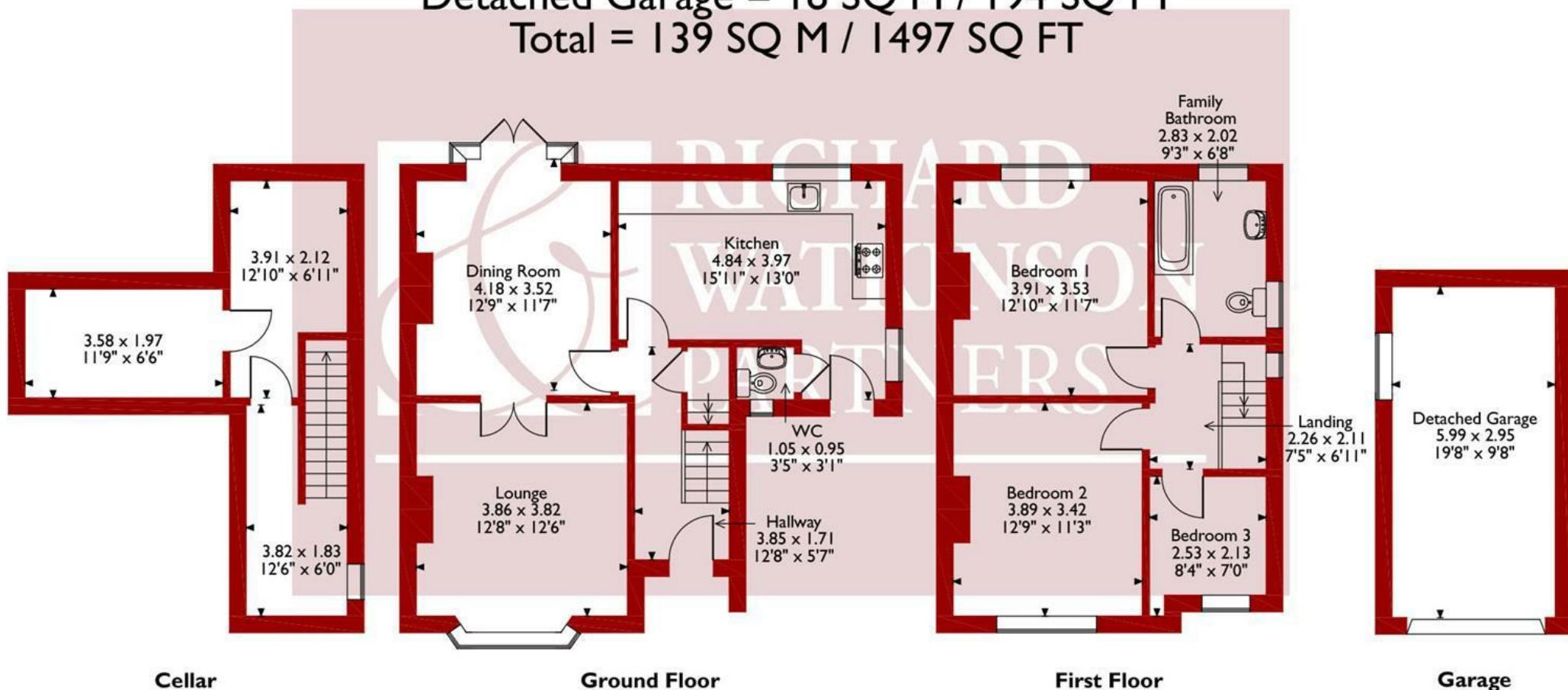








Nottingham Road, Mansfield
Approximate Gross Internal Area
Main House = 121 SQ M / 1303 SQ FT
Detached Garage = 18 SQ M / 194 SQ FT
Total = 139 SQ M / 1497 SQ FT



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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

		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 firms 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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

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