



| England & Wales | |
|--------------------------------------------------|---|
| EU Directive 2002/91/EC | |
| Minimum energy performance - lower CO2 emissions | |
| 100-120 | A |
| 81-100 | B |
| 61-81 | C |
| 41-61 | D |
| 21-41 | E |
| 1-21 | F |
| <1 | G |

| England & Wales | |
|--------------------------------------------------|---|
| EU Directive 2002/91/EC | |
| Minimum energy performance - lower CO2 emissions | |
| 100-120 | A |
| 81-100 | B |
| 61-81 | C |
| 41-61 | D |
| 21-41 | E |
| 1-21 | F |
| <1 | G |



41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com

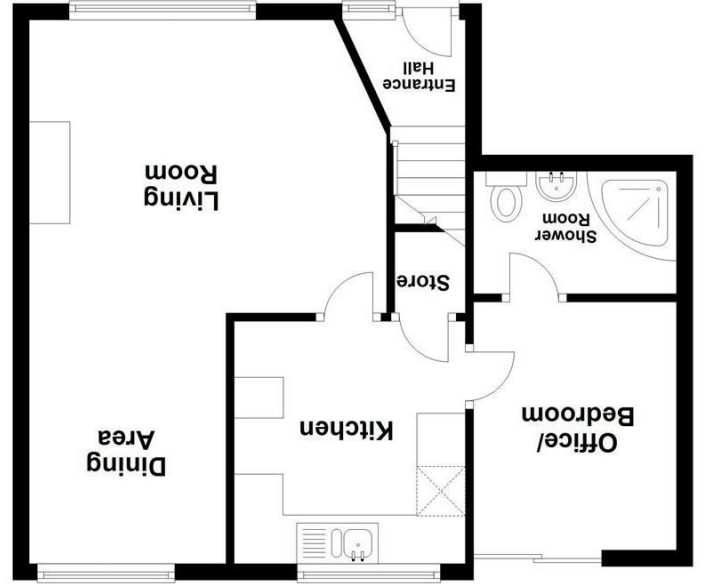


Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanUp.

Total area: approx. 84.9 sq. metres (913.4 sq. feet)



First Floor
 Approx. 37.0 sq. metres (398.7 sq. feet)



Ground Floor
 Approx. 47.8 sq. metres (514.7 sq. feet)



29 Abbott Road, Mansfield, Nottinghamshire, NG19 6DG
 £170,000



Abbott Road

Mansfield

Make a house a home. This THREE BEDROOMED Link Detached House is looking for someone with a keen eye to create the perfect family home. Internally the property does require modernisation but in our opinion offers good sized accommodation comprising briefly of an entrance hall, an 'L' shaped lounge/dining room, a fitted kitchen and a second reception room which in turn leads to a downstairs shower room which is a huge advantage especially if you have children. The first floor comprises of three bedrooms and a family bathroom. The rear garden has wrought iron gates leading to a paved driveway providing parking comfortably for at least two cars and a lawn ideal for children to play.

Abbott Road is located within close proximity to good road links including the A38 and M1 along with Mansfield town centre and local amenities including a Tesco superstore also within relatively easy reach. Bus services and schools are also close by and being sold with NO UPWARD CHAIN is a further advantage to this home.

How to find the property

Take the Chesterfield Road South out of Mansfield to the traffic lights by the Rufford Arms public house, turn left at the lights into Abbott Road where the property is then located on the left hand side clearly marked by one of our signboards.

Ground Floor



Entrance Hall

Accessed via a uPVC double glazed door, there is a power point, central heating radiator, stairs rise to the first floor and an internal door leads to the lounge/diner.

Lounge/Diner

21'11" maximum x 13'9" maximum

An 'L' shaped lounge/dining room has laminate floor covering, an electric fire centrepiece which sits as the central feature, television and power points, dual aspect uPVC double glazed windows to the front and rear which provide the room with plenty of natural light, two central heating radiators, coving to the ceiling with an internal door to the kitchen.

Kitchen

9'3" x 8'7"

The kitchen has wall and base units which are in need of refurbishment, a roll edge work surface houses a one and a half bowl sink and drainer unit with a mixer tap, a uPVC double glazed window to the rear looks out to the garden, there is space for a gas cooker, an under stair cupboard provides useful storage and internal doors lead to the lounge/diner and the second reception room.

Second Reception Room

9'10" x 8'2"

Previously used as a downstairs bedroom for the previous occupier, there is a uPVC double glazed patio door leading out to the rear, a central heating radiator, power points, coving to the ceiling and doorway leading to the downstairs shower room.

Downstairs Shower Room

A three piece suite comprising briefly of a low flush w.c., a pedestal sink, an electric shower cubicle with fully tiled walls and chrome heated towel rail.

First Floor

Bedroom No. 1

Having fitted wardrobes with sliding mirrored doors providing plenty of storage, a uPVC double glazed window to the front aspect provides the room with natural light, a central heating radiator and power point.

Bedroom No. 2

11' x 10'11" maximum

Another double bedroom having a uPVC double glazed window to the rear aspect, a central heating radiator and power point.

Bedroom No. 3

7'6" maximum x 6'11" maximum

The third bedroom has two fitted cupboards, one of which houses the gas central heating boiler, there is a uPVC double glazed window to the front, central heating radiator and power point.

Bathroom

A three piece suite with shower above the bath (please note the shower needs connecting to the new pipework before it is able to be used) offering a low flush w.c., pedestal sink and panelled bath with fully tiled walls, central heating radiator and a uPVC double glazed window to the rear.

Outside

Gardens Front

The front has a low maintenance pebbled frontage with a path leading to the main entrance door.

Gardens Rear

The rear garden has stone wall and timber fenced boundaries, double gates lead to a paved driveway providing parking comfortably for at least two cars with a lawn to the side.

Additional Information

Tenure: Freehold

Council Tax Band: B

