



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
17-21	F
19-24	E
15-18	D
14-17	C
12-14	B
10-12	A
1-10	A+

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
17-21	F
19-24	E
15-18	D
14-17	C
12-14	B
10-12	A
1-10	A+

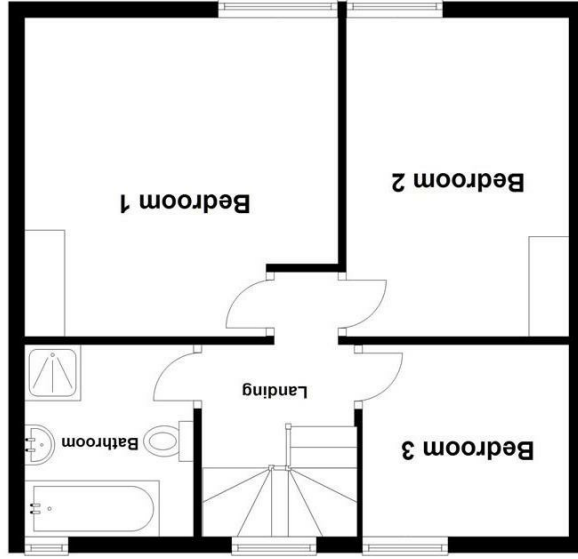


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



John Sankey
 Estate Agents

Total area: approx. 88.2 sq. metres (949.8 sq. feet)
 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.



First Floor
 Approx. 44.1 sq. metres (474.9 sq. feet)



Ground Floor
 Approx. 44.1 sq. metres (475.0 sq. feet)



John Sankey

211 Southwell Road East, Rainworth, Notts, NG21 0DA
 £125,000

John Sankey
 Estate Agents



Southwell Road East

Rainworth

A deceptively spacious end terraced home which is looking to owners. The property internally has been well kept but does require some internal modernisation but has plenty of scope, so if you're a first time buyer or an investor, this house would be absolutely ideal. Comprising briefly of an open plan lounge/dining room which spreads the width of the property, fitted kitchen, utility and downstairs WC. The first floor offers three bedrooms and a fitted bathroom suite. There is a rear yard to the back of the property which is low maintenance and has double gates which could be utilised as garden space or off-road parking should you require.

Southwell Road East is located in close proximity to fantastic road links along with local shops schools and amenities. Furthermore, the property is being sold with no upward chain which is also very appealing.

How To Find The Property

Take the Southwell Road West A6191 out of Mansfield continue over the roundabout by Aldi and at the next roundabout again continue straight ahead onto Southwell Road East towards Rainworth the property is located on the left-hand side, clearly marked by one of our signboards.



Lounge/Dining Room

13'1" x 11'10"

A very good size room spreading the width of the property, having an open plan feel. Two UPVC windows to provide plenty of natural light to the room, there is a coal effect gas fire centrepiece (not tested).

Dining Room

13'1" x 10'2"

Inner Hallway

Internal doors to the lounge/dining room, kitchen and utility. There is an under stairs storage cupboard providing useful storage space.

Kitchen

7'11" x 7'

Having wall & base units with the work surface over which house is a four ring hotpoint electric hob with oven beneath and fitted extractor above. There is a sink with mixer tap, UPVC double glazed window to the rear aspect, central heating radiator and tiled flooring.

Downstairs WC

Having a low flush WC, UPVC double glazed window to the rear aspect and tiled flooring.

Utility

7'11" x 5'2"

The utility has space and plumbing for washing machine, base unit and work surface, UPVC double glazed window to the rear aspect. The gas central heating boiler is also located here along with a central heating radiator and a door to the downstairs WC and further door to the rear of the property.

First Floor

Bedroom One

13'1" maximum x 12'10"

A generous sized principal bedroom with a UPVC double glazed window to the front aspect providing plenty of natural light, central heating radiator and power points.

Bedroom Two

13'1" x 9'2"

Another double bedroom having a UPVC double glazed window to the front aspect, central heating radiator, TV and power points.

Bedroom Three

8'6" x 7'11"

A UPVC double glazed window to the rear aspect provides natural light. There is a central heating radiator and power point.

Bathroom

7'11" x 6'11"

Comprising of a low flush WC, pedestal sink and bath with a separate shower cubicle having an electric shower. A UPVC double glazed window provides natural light, central heating radiator and tiled walls.

Outside

The rear has double gates leading onto a low maintenance yard which could either be used as off-road parking or garden depending on your requirements.

Additional Information

Tenure: Freehold

Council Tax Band: A

