

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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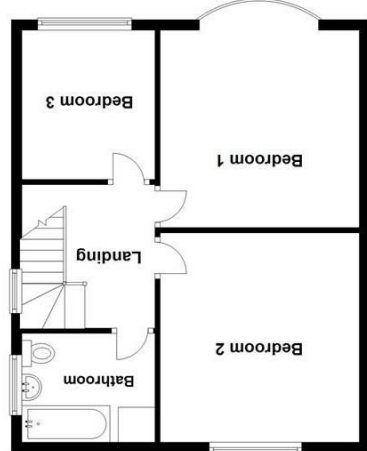


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John Sankey
 Estate Agents

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 PlanIt.



First Floor
 Approx: 51.1 sq. metres (549.8 sq. feet)



Ground Floor
 Approx: 67.8 sq. metres (729.8 sq. feet)

Total area: approx. 118.9 sq. metres (1279.6 sq. feet)



7 West Bank Avenue, Mansfield, Notts, NG19 7DJ
 £245,000

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West Bank Avenue

Mansfield

Are you looking for a delightful Detached House with some original features in a sought after residential location close to an abundance of amenities? then look no further than this amazing family home you can put your own stamp on. The accommodation comprises of an entrance hall with cloakroom and original window to the side, doors to the living room, dining room and kitchen with large bay windows giving them a light and airy feel. Kitchen, downstairs, w.c., pantry and walk in storage cupboard accessed via the rear porch and the garden. The first floor boasts THREE DOUBLE BEDROOMS and good size family bathroom. Externally the property has a front garden, fully enclosed, wall and with wrought iron gates to the front with parking for at least three/four vehicles and a detached GARAGE. The rear garden is fully enclosed and very well maintained.

The property is within walking distance to a very large superstore and walking distance to the town centre with countless shops and businesses and the property benefits from being sold with NO ONWARD CHAIN.

How to find the property

Leave Mansfield via Chesterfield Road passing Tesco superstore through the traffic lights then turn right onto West Bank Avenue and the property is on the left hand side clearly marked by one of our signboards.

Ground Floor



Entrance Hall

13'5" x 8'4" maximum

With a uPVC door to the front, window to the side, original wooden floor and central heating radiator.

Living Room

13'1" x 12'5"

With a uPVC bay window to the rear, central heating radiator and brick fireplace housing an electric fire.

Dining Room

12'6" x 12'4"

With large uPVC bay window to the front making this a light and airy living space, original window to the side, decorative ceiling, wall mounted gas fire and central heating radiator.

Kitchen

9'11" x 8'4"

With a uPVC window to the side, door to pantry with uPVC window, shelving and cold slab, wall and base units, cupboards and drawers, fridge and cooker included, plumbing for a washing machine, door through to the rear porch and central heating radiator.

Rear Porch

With a double glazed door to the garden, door to the low flush w.c. and door to a storage room.

W.C.

4'11" x 4'6" maximum

Having a low flush w.c. and wall mounted gas central heating boiler.

Storage Room

Having a door from the rear porch and through to the garden.

Garage

Having double doors to the front and lighting.

First Floor

Stairs and Landing

9' x 8'4"

With the original window to the side, doors to the bedrooms and bathroom.

Bathroom

8'4" x 6'10"

Having a bath with an electric shower over, fully tiled walls, airing cupboard housing the hot water cylinder with louvre door, window to the side, central heating radiator, low flush w.c. and wash hand basin.

Bedroom No. 1

12'6" x 12'5"

Having a uPVC double glazed bay window to the front of the property and central heating radiator.

Bedroom No. 2

13'1" x 12'6"

Having a uPVC double glazed window to the rear of the property and central heating radiator.

Bedroom No. 3

9'4" x 8'4"

Having a uPVC double glazed window to the front of the property, central heating radiator and access to the loft.

Outside

Gardens

Additional Information

Freehold

No onward chain.

Council tax band D

Standard construction

Mobile/Broadband Coverage Checker visit:

www.ofcom.org.uk then click mobile & broadband checker.

