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nottingham
NG15 7HJ

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**47 HOBHOUSE ROAD
MANSFIELD
NOTTINGHAMSHIRE
NG19 7LS**



£145,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Semi Detached Property
- Three Double Bedrooms
- Kitchen & Separate Utility/W.C.
- Spacious Lounge
- Conservatory
- Gated Driveway
- Front & Rear Garden with Outbuildings
- Ideal Commuter Location

47 HOBHOUSE ROAD, MANSFIELD, NOTTINGHAMSHIRE

This spacious semi-detached property is ideally situated for commuters, being close to major access roads and public transport links. The ground-floor boasts a generous and versatile living space, comprising a spacious lounge, ground-floor bedroom, a bright conservatory, and kitchen with separate utility/W.C. Upstairs there is also ample space, with two well-proportioned double bedrooms and a sizeable bathroom. Externally the property benefits from a good-sized frontage, enclosed rear garden and a gated driveway, providing off-street parking for multiple vehicles. Recent improvements to include a new boiler and roof, fitted approximately two years ago, further enhance this property, offering peace of mind to buyers.

ENTRANCE LOBBY

With ceiling light point, stairs to first floor landing and access to the dining room and lounge.

LOUNGE

14'11" x 11'2" A spacious room with UPVC double glazed window to the front, charming feature fireplace with classic log burner, French doors into the conservatory, radiator, ceiling light point and power points.



KITCHEN

9'1" x 8'5" Fitted with a range of wall and base units in a white finish, with coordinating work surfaces and tiled splashbacks, double bowl stainless steel sink with mixer tap, integrated oven, four ring gas hob, space for fridge-freezer, UPVC double glazed windows to the side and rear, understairs storage cupboard, thermostatically controlled radiator, ceiling light point and multiple power points for various appliances.



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UTILITY/ W.C.

6'3" X 5'3" Having close-coupled W.C. with eco-flush, space and plumbing for a washing machine and dryer, UPVC double glazed window to the rear, radiator and ceiling light point.

CONSERVATORY

9'9" x 8'6" This property benefits from a conservatory, creating a bright and welcoming space, perfect for entertaining with French doors opening onto the garden decking.

GROUND FLOOR BEDROOM

12'4" x 9'10" This spacious double room is currently being utilised as a dining area, comprising a UPVC double glazed bay window to the front, radiator, ceiling light point and power points



FIRST FLOOR LANDING

With ceiling light point and access to both bedrooms, the bathroom and loft.

BEDROOM ONE

11'9" x 11'3" Double room with UPVC double glazed window to the rear, feature fireplace, radiator, ceiling light point and power points.



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BEDROOM TWO

10'4" x 9'11" Double room with UPVC double glazed window to the side, radiator, ceiling light point and power points.

BATHROOM

15'1" x 5'2" This spacious bathroom comprises a three-piece white suite, with a traditional close coupled W.C, wash hand basin set into a large vanity unit with white tiled splashbacks, wood panelled bath with shower over and white tiled surround, towel rail radiator, extractor fan, part wall tiling and ceiling spotlights.



OUTSIDE

This property benefits from a good-sized frontage, alongside a gated driveway which provides off-street parking for a number of vehicles. The rear garden is enclosed by fencing with gated access to the front, having a decked area and outbuildings.

EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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ADDITIONAL INFORMATION

Local Council – Mansfield District Council

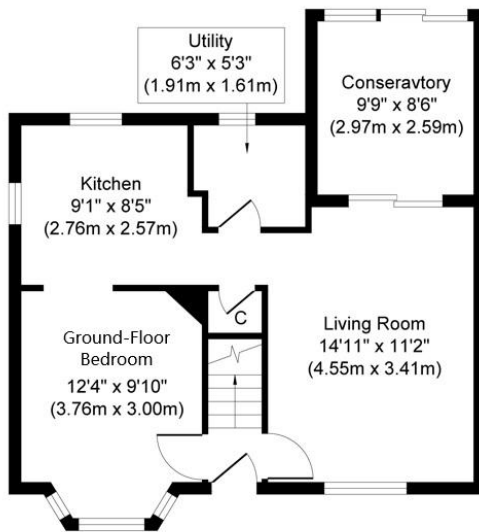
Council Tax Band – A

Primary School – The Flying High Academy/ Redgate Primary School

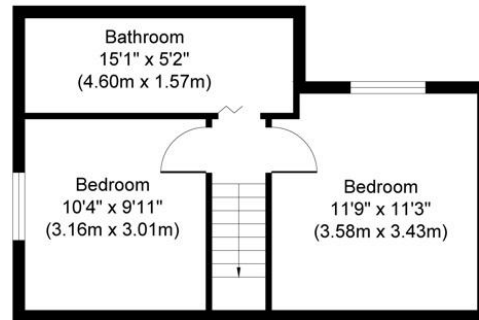
Secondary School – All Saints' Catholic Voluntary Academy/ The Beech Academy

Stamp Duty on Asking Price: £400.00 (Additional costs may apply if being purchased as a second property)

FLOOR PLAN



Ground Floor
Approximate Floor Area
535 sq. ft
(49.69 sq. m)



First Floor
Approximate Floor Area
349 sq. ft
(32.41 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.