



28 Hobhouse Road
Mansfield, Nottinghamshire NG19 7LR

£125,000

- A TWO BEDROOM SEMI-DETACHED HOUSE FOR SALE WITH VACANT POSSESSION
- LARGE FRONT GARDEN, SUITABLE FOR OFF-ROAD PARKING
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SUITABLE FOR AN INVESTOR OR FIRST-TIME BUYER
- HALL, LOUNGE, KITCHEN INCLUDING OVEN AND HOB & UTILITY/OFFICE
- RECENTLY DECORATED THROUGHOUT INCLUDING NEW CARPETS
- GOOD ROAD LINKS

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield take Chesterfield Road South (A6191) towards Pleasley and take the left hand turn onto Abbott Road turning right onto Ruskin Road and second left onto Hobhouse Road where the property is on the right-hand side.

ACCOMMODATION COMPRISES:

Opaque part glazed entrance door to:

ENTRANCE HALL

Radiator, laminate flooring, access to all ground floor rooms and stairs off to first floor.

LOUNGE

13'10" x 11'3" maximum (4.22m x 3.43m maximum)

Fitted carpet, double radiator, dual aspect UPVC double glazed windows to front, under stair storage.



UTILITY/OFFICE

7'3" x 5'2" (2.23m x 1.6m)

Laminate floor, wall mounted combi boiler, opaque UPVC double glazed window and radiator.



BATHROOM

9'1" x 5'3" (2.77m x 1.62m)

White three-piece suite comprising bath with shower over and shower screen, wall mounted sink, W/C, 2 opaque UPVC double glazed windows, extractor fan, ceramic tiled floor and walls, chrome heated towel rail.



KITCHEN

11'1" x 9'10" (3.39m x 3.00m)

A variety of wall and base units in high gloss white with roll edge worktops, tiled splashbacks, stainless steel one and half bowl sink with drainer, stainless steel electric oven and gas hob with stainless steel extractor hood over, plumbing for washing machine, spotlights, double glazed UPVC window over rear aspect.



FIRST FLOOR

LANDING

Fitted carpet, storage cupboard in eaves and access to loft.

BEDROOM ONE

11'3" x 11'3" narrowing to 7'5" (3.43m x 3.43m narrowing to 2.27m)

UPVC double glazed window to front aspect, fitted carpet, radiator, storage cupboard.



BEDROOM TWO

11'2" maximum narrowing to 10'0" x 9'11" (3.41m maximum narrowing to 3.05m x 3.03m)

Radiator, UPVC double glazed window over rear aspect, fitted carpet.



OUTSIDE

To the front is mainly laid to lawn and a path giving access to the front door and rear (via side entrance).

To the rear is an enclosed garden with a number of trees and bushes, mainly laid to lawn with a path to the shed at the end of the garden.

Council Tax Band A (Mansfield District Council).



FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective

purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5616/27.2.2024

