



22 Andover Road
Mansfield, Nottinghamshire NG19 6TZ
Offers Over £150,000

- A THREE BEDROOM SEMI DETACHED HOUSE REQUIRING SOME REFURBISHMENT
- DOUBLE GLAZED THROUGHOUT
- FITTED KITCHEN
- DRIVEWAY FOR UP TO TWO CARS, LEADING TO SEPARATE DETACHED GARAGE
- GAS CENTRAL HEATING, PROVIDED BY A BACK BOILER
- ENTRANCE HALL & GOOD SIZED LOUNGE/DINING ROOM WITH FRENCH DOORS TO REAR
- THREE BEDROOMS & BATHROOM
- ENCLOSED REAR GARDEN WITH SEATING AREA GOOD LOCATION WITH ACCESS TO MANSFIELD, SUTTON IN ASHFIELD AND A38

VIEWING:

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

DIRECTIONS:

From Mansfield take the A38 Sutton Road towards Sutton in Ashfield then turn left on Skegby Lane (B6014) turning right onto Ladybrook Lane. At the traffic island, take the second exit onto Winthorpe Street then turn left onto Brockenhurst Road before turning right onto Andover Road where the property can be found on the left-hand side of the road, clearly identified by our "For Sale" board.

Accommodation comprises:

Accessed via UPVC part opaque glazed door to:

HALLWAY

Fitted carpet, stairs off to first floor and through to:

LOUNGE/DINING ROOM

24'0" (max) x 12'2" narrowing to 7'5" (7.32m (max) x 3.71m narrowing to 2.26m)

Laminate floor, leaded UPVC double glazed bay window to front elevation, radiator x 2, gas fire with back boiler, UPVC French doors to rear garden



KITCHEN

8'6" x 7'7" (2.60m x 2.33m)

Granite effect worktops, wall and base units, stainless steel sink and drainer with mixer tap, plumbing for washing machine, laminate floor, part tiled splashbacks, radiator, UPVC double glazed window to the rear aspect, under stair storage and part opaque glazed UPVC door to side/driveway.



FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, fitted carpet, loft access.

BEDROOM ONE

11'10" (max) x 8'6" (3.61m (max) x 2.61m)

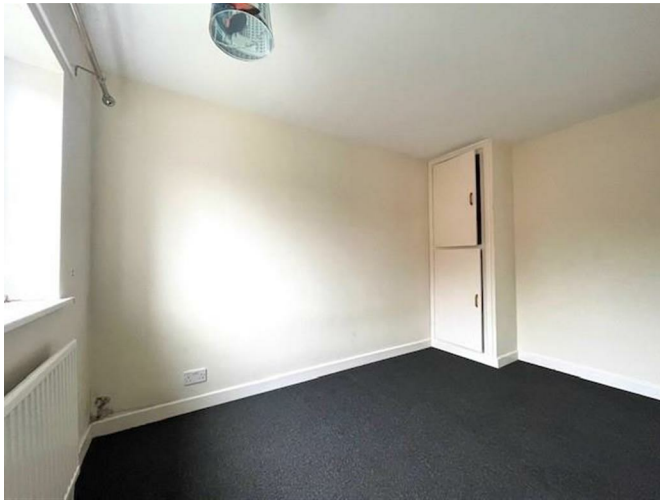
Fitted carpet, UPVC double glazed window to rear aspect, radiator, cupboard housing hot water cylinder.



BEDROOM TWO

9'10" max (to front of wardrobes) x 8'5" (3.00m max (to front of wardrobes) x 2.57m)

Radiator, UPVC double glazed window to front elevation, fitted louvered wardrobes.



BEDROOM THREE

6'9" x 6'7" (2.07m x 2.03m)

Fitted carpet, radiator, UPVC double glazed window to front elevation, built-in cupboard.



BATHROOM

6'8" x 5'4" (2.03m x 1.63m)

White 3-piece suite comprising bath with electric shower over, shower screen, sink a pedestal, W/C, tiled floor, opaque UPVC double glazed window to rear elevation, chrome heated towel rail, shaver point



OUTSIDE

To the front of the property is a driveway with wrought iron gates and providing parking for up to two cars and access to the detached garage, garden which is mainly laid to lawn. To the rear is an enclosed garden, mainly laid to lawn and accessed via a wrought iron gate with concrete seating area.



GARAGE

16'11" x 8'5" (max) (5.18m x 2.57m (max))

Up and over door, light and power and single glazed window to the side elevation (N.B.. This window is broken and is currently boarded up).

Council Tax band: A (Mansfield District Council)

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.

FINANCIAL ADVICE

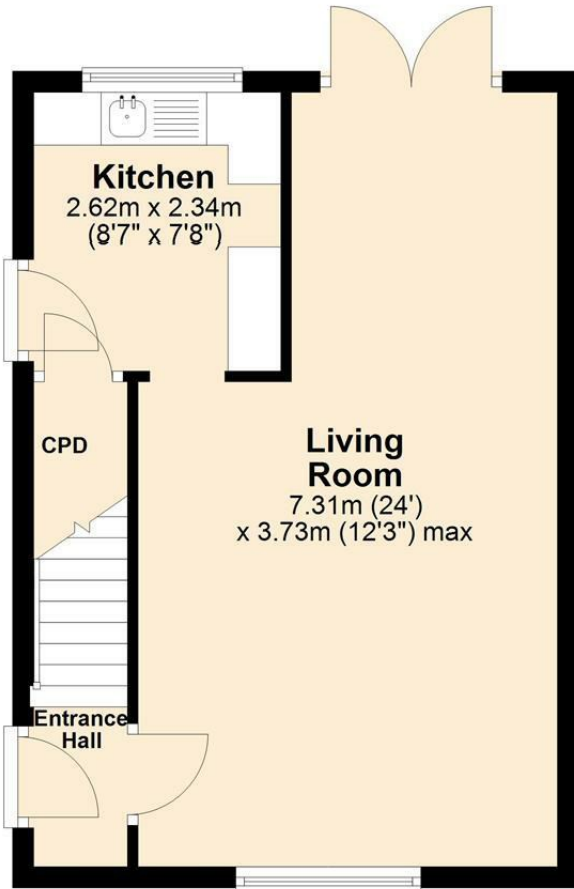
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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. MA5699/28/08/24

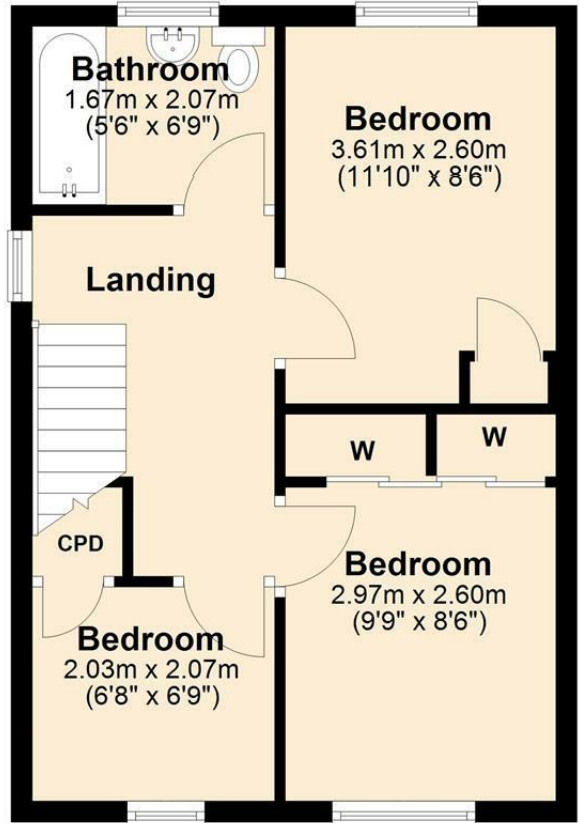
Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	54
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

