



16 Woburn Road
Pleasley, Nottinghamshire NG19 7RS
Offers Over £170,000

- A THREE BEDROOM SEMI-DETACHED HOUSE, RIPE FOR UPGRADING TO A MODERN STANDARD
- ACCOMMODATION INCLUDING MAJORITY UPVC DOUBLE GLAZING AND ELECTRIC STORAGE HEATERS
- SEPARATE DINING ROOM AND KITCHEN, HAVING SINGLE STOREY EXTENSION
- OPEN FRONT ASPECT AND GARDEN SET BEHIND A PRIVET HEDGE, WITH DRIVEWAY TO THE SIDE
- WELL REGARDED RESIDENTIAL LOCATION, ON THE OUTSKIRTS OF MANSFIELD AND ACCESS TO THE M1
- ENTRANCE PORCH, HALLWAY AND LOUNGE WITH BAY WINDOW TO THE FRONT ASPECT
- THREE BEDROOMS TO THE FIRST FLOOR AND WET ROOM (SHOWER AREA, WC AND HAND BASIN)
- LONG GARDEN TO THE REAR, WHICH HAS A PAVED AREA AND THEN LAWN BEYOND THIS

VIEWING:

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

DIRECTIONS:

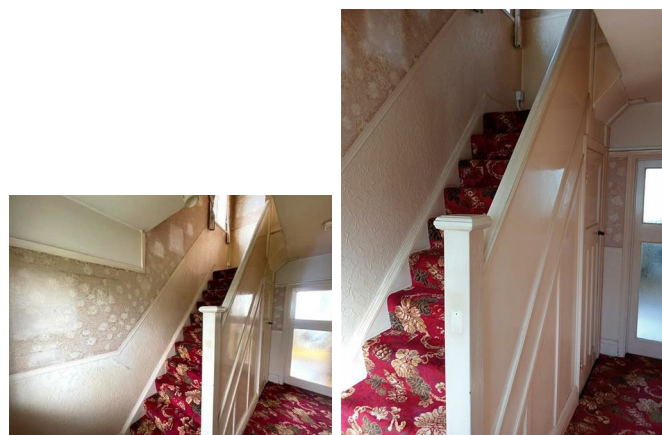
Take the A617 Chesterfield Road South out of Mansfield. This then becomes Chesterfield Road North. At the traffic light junction just before Pleasley, turn right. Turn left at the end of here onto Woburn Road.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

HALLWAY

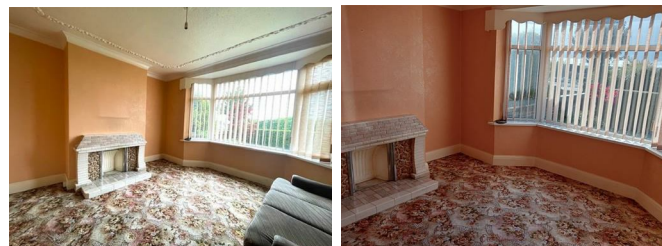
Storage heater. Under stair cupboard.



LOUNGE

12'9" into bay x 12'10" (3.89m into bay x 3.92m)

UPVC bay window to the front, storage heater and fireplace with tiled hearth and insert.



DINING ROOM

12'4" x 11'3" (3.78m x 3.45m)

UPVC rear aspect, storage heater and tiled fireplace and hearth.



KITCHEN

13'2" x 6'5" increasing to 8'1" (4.02m x 1.96m increasing to 2.47m)

Having base units, work tops and stainless steel sink unit and single drainer. Storage heater, double glazed window and UPVC rear door.



FIRST FLOOR

LANDING

UPVC aspect. Access to the loft space.

BEDROOM ONE

12'11" into bay x 10'4" (3.95m into bay x 3.15m)

3.95m into bay x 3.15m. UPVC bay window to the front elevation, storage heater and full length wardrobes to one wall.



BEDROOM TWO

12'4" x 11'5" (3.76m x 3.50m)

3.76m x 3.50m. UPVC rear elevation, storage heater and picture rail.



BEDROOM THREE

7'1" x 6'11" (2.16m x 2.12m)

Storage heater. UPVC front elevation.



WET ROOM

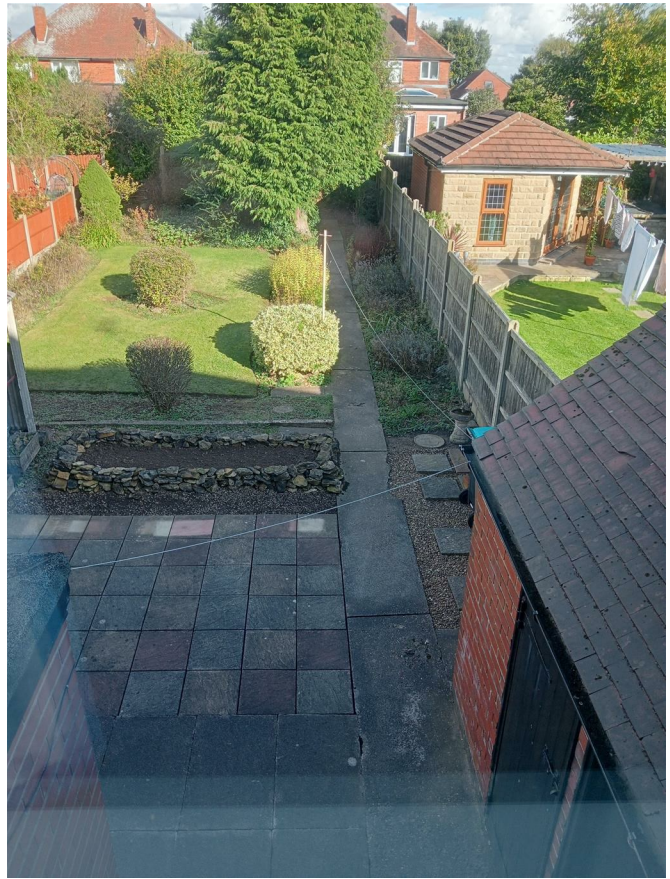
Comprising shower area, wash hand basin and WC. UPVC rear aspect, storage heater, half and full tiling. Airing cupboard with copper cylinder.



OUTSIDE

The property is set back from the main road, with an open aspect to the front. There is a garden to the front and driveway to the side. There is a garage but it should be noted that this is asbestos. The long rear garden, has a paved patio and the remaining area is mainly laid to lawn. There is also an outside WC and outbuilding.

The property is in council tax band B (Mansfield District Council).



VIEW



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

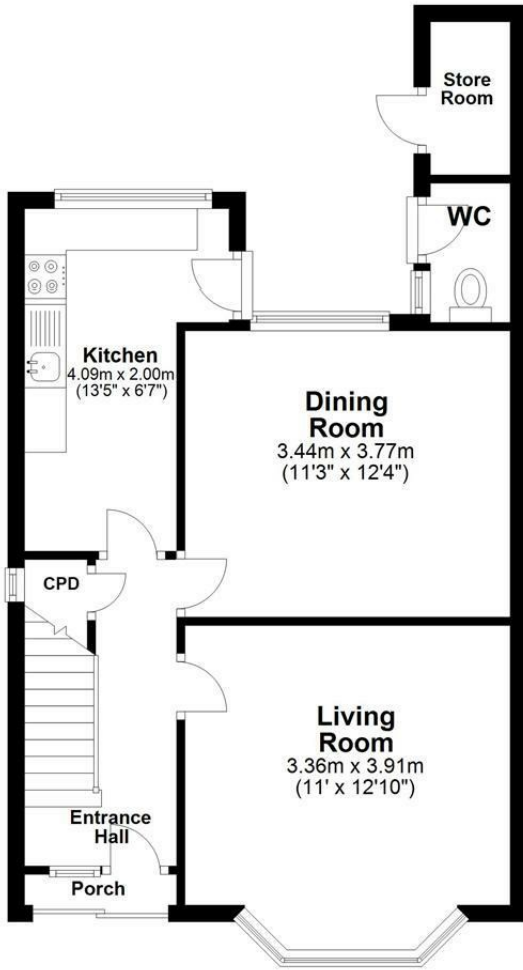
AT RISK IF YOU DO NOT KEEP REPAYMENTS
ON A MORTGAGE OR OTHER LOAN SECURED
ON IT.

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. MA5516/01/06/2023.

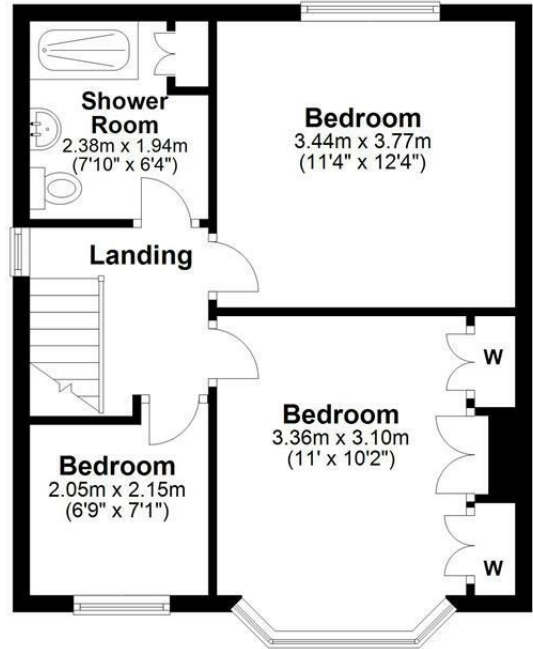
Ground Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 88.4 sq. metres (951.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(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	
49	
EU Directive 2002/91/EC	

