



**24 Mansfield Road, Blidworth, Mansfield,
Nottinghamshire, NG21 0RA**

**No Chain £195,000
Tel: 01623 626990**

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Extended, Stone Built Semi Detached House
- Updating & Modernisation Required
- Ground Floor Shower Room
- Large Front & Rear Gardens
- Stone Built Outbuilding
- Built Circa Mid 19th Century
- Three Bedrooms
- Lounge/Diner
- South Facing Front Garden
- Central Village Location

An extended, stone built, three bedroom semi detached house with large front and rear gardens, set in an elevated position well back from Mansfield Road within walking distance to amenities.

The property is believed to date back to the mid 19th Century with later extended additions to the side and rear elevations both with flat roofs. The property does require updating and modernisation giving prospective buyers an opportunity to put their own mark on the property.

The ground floor living accommodation comprises an entrance porch, lobby, shower room, kitchen and a lounge/diner with French doors leading out on to a south facing front garden. The first floor landing leads to three bedrooms. The property has gas central heating and UPVC double glazing.

The property has been in the same family name for more than 50 years and is offered to the market with the benefit of no upward chain.

OUTSIDE

The property stands in an elevated position set well back from Mansfield Road behind a farm gate which leads to a large, south facing front garden laid to grass. There is a paved and gravel area immediately in front of the French doors to the lounge providing a pleasant, south facing seating area enclosed by shrubs and trees. The property is accessed via a shared, unadopted track to the side of number 22 Mansfield Road which leads to the rear of the property and its main entrance. To the rear of the property, there is a hardstanding area leading to a stone built outbuilding and dilapidated carport. Beyond here, gates lead to further hardstanding yard area with a range of dilapidated sheds and outbuildings, some with asbestos roofs. Beyond here, there is a further large garden.

AN OBSCURE UPVC REAR DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

6'5" x 4'4" (1.96m x 1.32m)

With radiator and connecting door to:

LOBBY

6'6" x 3'2" (1.98m x 0.97m)

With obscure double glazed window to the side elevation.

DOWNSTAIRS SHOWER ROOM

7'7" x 6'5" (2.31m x 1.96m)

Having a walk-in shower, pedestal wash hand basin and a low flush WC. Radiator and obscure double glazed window to the rear elevation.

LOUNGE/DINER

19'11" x 12'0" max (6.07m x 3.66m max)

Having a marble fireplace with surround. Radiator, understairs storage cupboard (6'6" x 4'4") with shelving, double glazed window to the front elevation and French doors leading out on to the south facing front garden.

KITCHEN

17'0" x 7'0" (5.18m x 2.13m)

Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with twin drainers. Gas meter, plumbing for a washing machine and space for an electric cooker. Space for a fridge and freezer. Radiator and double glazed window to the front elevation.

FIRST FLOOR LANDING

With radiator and two double glazed windows to the rear elevation.

BEDROOM 1

10'10" x 8'10" (3.30m x 2.69m)

Airing cupboard housing the Potterton gas central heating boiler, radiator and double glazed window to the front elevation.

BEDROOM 2

16'0" x 6'5" (4.88m x 1.96m)

A dual aspect bedroom, with radiator and double glazed windows to the front and rear elevations.

BEDROOM 3

9'0" x 7'1" (2.74m x 2.16m)

With radiator, built-in storage cupboard and double glazed window to the front elevation.

STONE BUILT OUTBUILDING

19'4" max x 13'2" (5.89m max x 4.01m)

Two windows to the front elevation. Centre opening doors and a separate pedestrian entrance door.

OPEN FRONTED CARPORT

29'8" x 9'10" (9.04m x 3.00m)

With asbestos roof.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

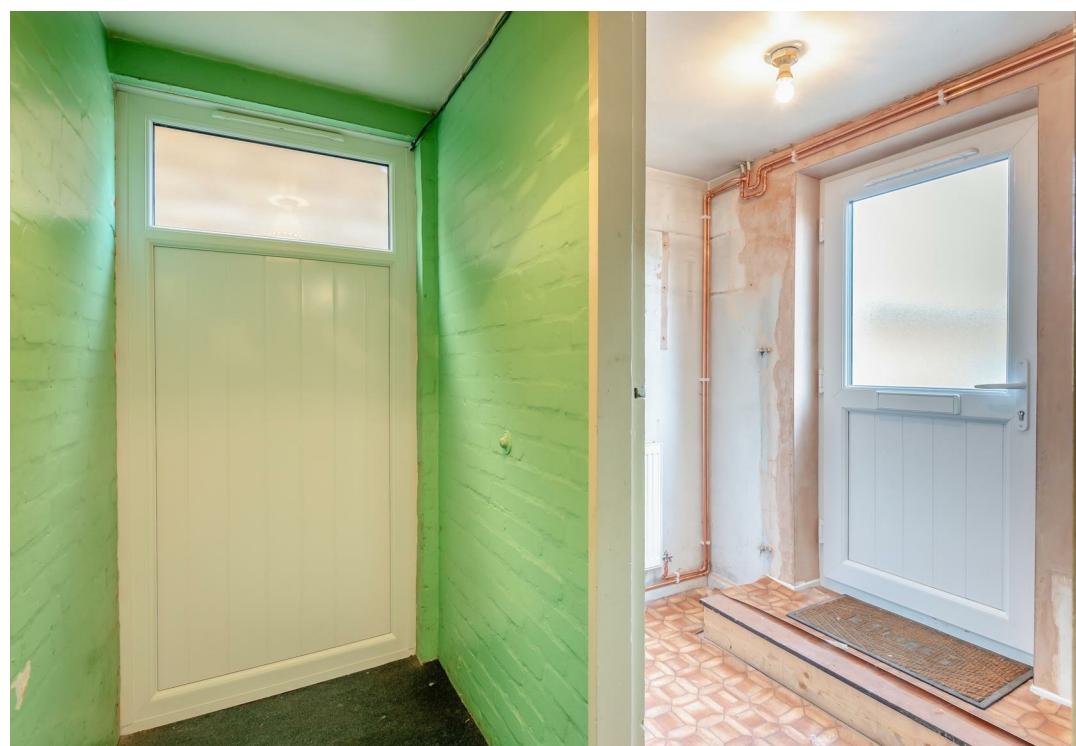
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







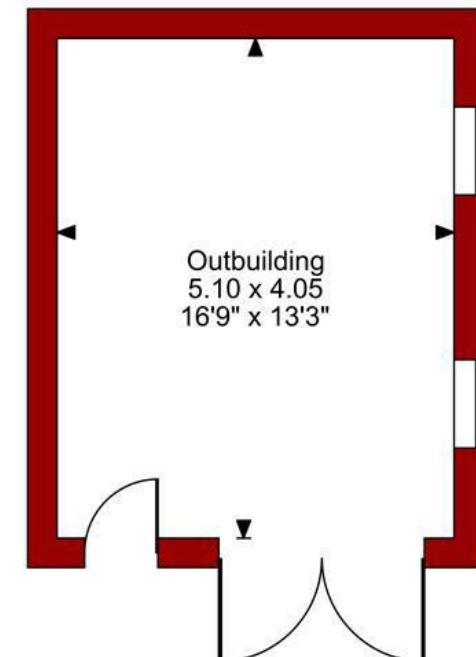
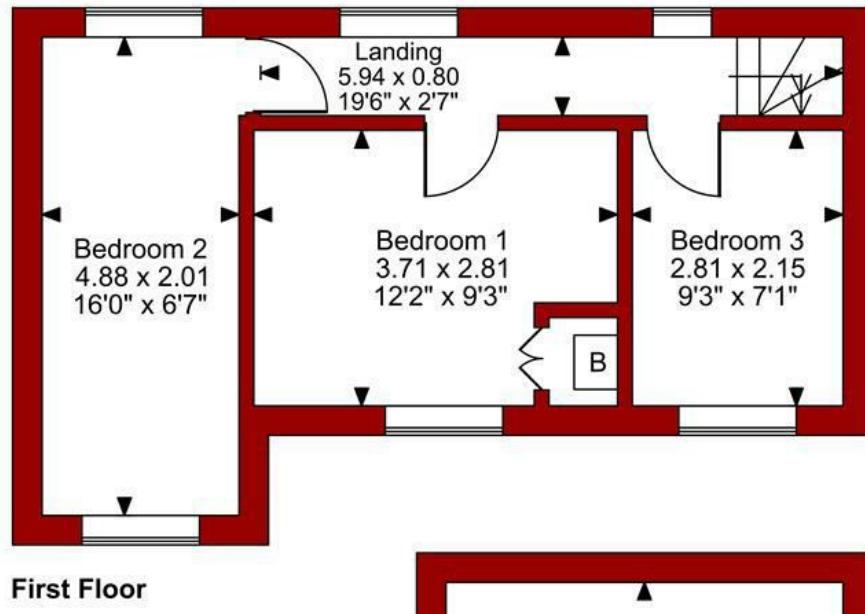
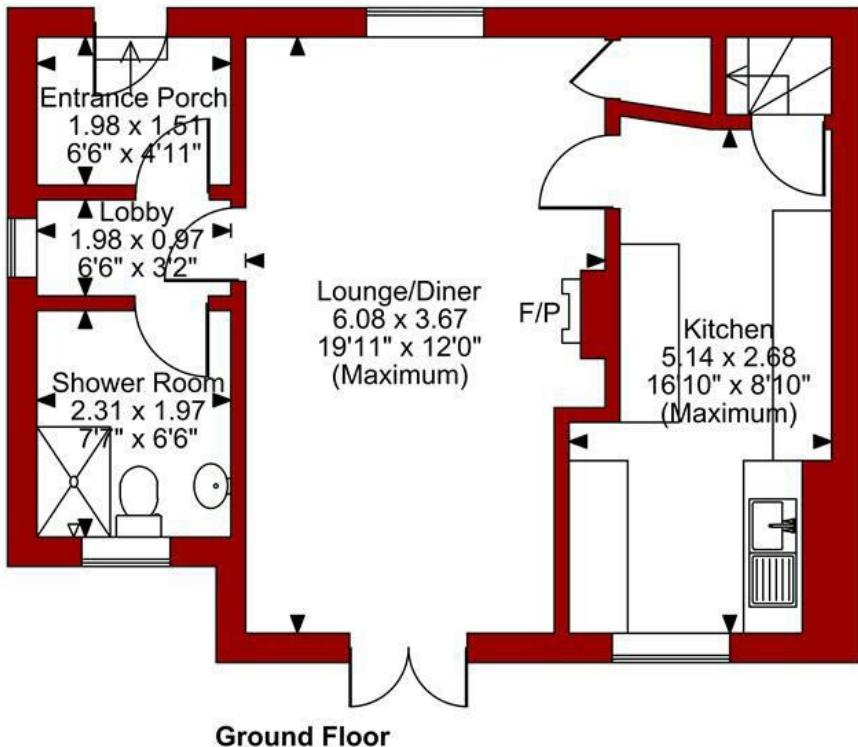








Mansfield Road, Blidworth
Approximate Gross Internal Area
Main House = 79 SQ M/849 SQ FT
Outbuilding = 21 SQ M/222 SQ FT
Total = 100 SQ M/1071 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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