



53 Cambria Road
Pleasley, Nottinghamshire NG19 7RJ
Offers Over £250,000

- THE EVER POPULAR, TRADITIONAL, THREE BEDROOMED SEMI-DETACHED HOUSE
- COMBINATION BOILER (2025), UPVC DOUBLE GLAZING AND RE-ROOFED IN 2018
- SEPARATE DINING ROOM HAVING PATIO DOORS AND REPRODUCTION FIREPLACE
- TWO DOUBLE BEDROOMS (ONE WITH FITTED WARDROBE) AND SINGLE BEDROOM
- LAWNED GARDEN TO THE FRONT AND DRIVEWAY, TANDEM LENGTH WORKSHOP/HOBBIES ROOM
- SOUGHT AFTER RESIDENTIAL LOCATION ON THE OUTSKIRTS OF MANSFIELD TOWN CENTRE
- ENTRANCE HALL AND LIVING ROOM INCLUDING FIREPLACE WITH LOG EFFECT ELECTRIC FIRE
- EXTENDED KITCHEN, FEATURING A RANGE OF UNITS AND INTEGRATED APPLIANCES
- BATHROOM WITH THREE-PIECE WHITE SUITE, MAINS SHOWER AND TILED SURROUNDS
- PLEASANT, SOUTH-WEST FACING REAR GARDEN WITH LAWN, PATIO AND BORDERS

VIEWING:

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

DIRECTIONS:

Leave Mansfield on Chesterfield Road South, which then becomes Chesterfield Road North. On the outskirts of Mansfield, turn right onto Radmanthwaite Road and left onto Cator Road. Turn right onto Cambria Road.

ACCOMMODATION COMPRISES

ENTRANCE HALL

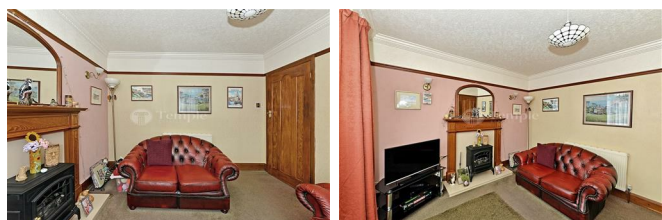
UPVC door and side panel, radiator, spindle stairs and cupboard housing the consumer unit.



LOUNGE

12'10 maximum x 10'8 (3.91m maximum x 3.25m)

UPVC double glazed bay window to the front aspect. Log effect electric fire, with marble hearth and insert. Radiator, picture rail and coving.



DINING ROOM

11'3 x 11'1 (3.43m x 3.38m)

Reproduction fireplace (chimney capped off). UPVC patio doors to the rear, picture rail and coving.



KITCHEN AREA

9'7 x 8'11 (2.92m x 2.72m)

An extended, galley kitchen affording a range of base and eye level units, work surfaces and corner stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Integrated fridge/freezer, plus second fridge and dishwasher.



BREAKFAST ROOM

11'4 x 5'11 (3.45m x 1.80m)

Wall mounted combination boiler (August 2025). Downlighters, radiator, laminate flooring and UPVC double glazed aspect. Under stair pantry and door through to the tandem length workshop/hobbies room.

FIRST FLOOR

LANDING

UPVC stained glass window, loft access and picture rail.



BEDROOM ONE

13'2 into bay x 10'4 (4.01m into bay x 3.15m)

UPVC double glazed bay window to the front elevation. Radiator and picture rail.



BEDROOM TWO

11'4 x 10'4 (3.45m x 3.15m)

Fitted double wardrobe and former airing cupboard. Radiator. UPVC double glazed rear elevation.



BEDROOM THREE

7' x 6'7 (2.13m x 2.01m)

Radiator. UPVC double glazed front elevation.



BATHROOM

Three-piece white suite comprising panelled bath with mixer shower, wash hand basin and WC. Upright chrome radiator, fully tiled surrounds, downlighters and UPVC obscure glaze.



OUTSIDE

There is an enclosed, lawned garden to the front and side driveway. This leads to the tandem length garage (probably not wide enough for a modern car), which measures 23' x 6'6 (7.01m x 1.98m)

and includes both light and power and rear door to the garden. Ideal for a variety of uses – workshop, utility, hobbies room etc.

The pleasant rear garden is approximately south-west facing and includes patio, lawned areas and established borders.



The property is in council tax band B (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

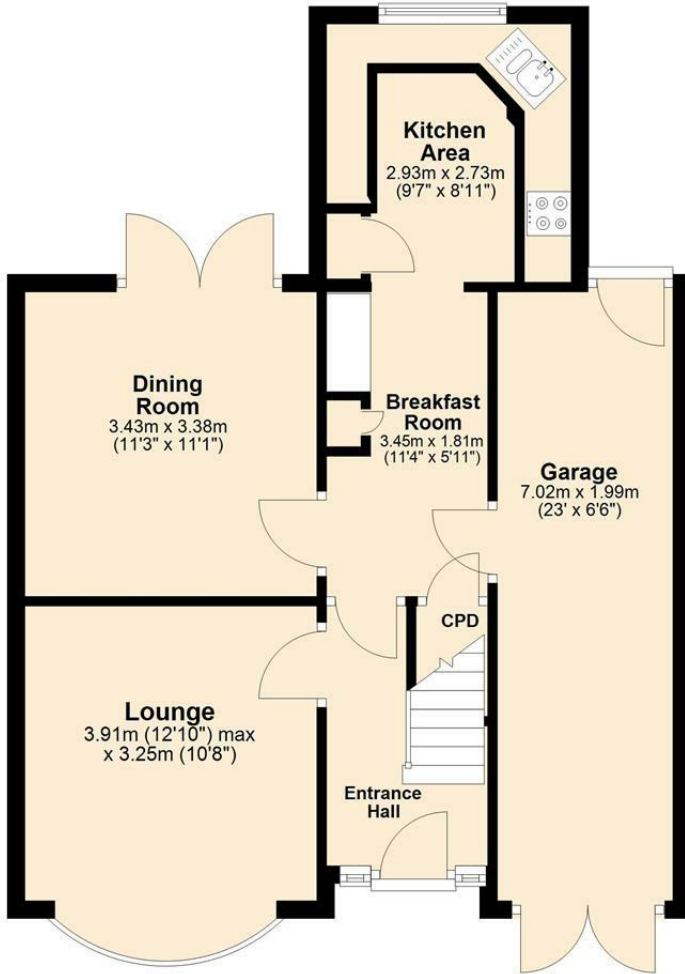
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5885/30.04.2026

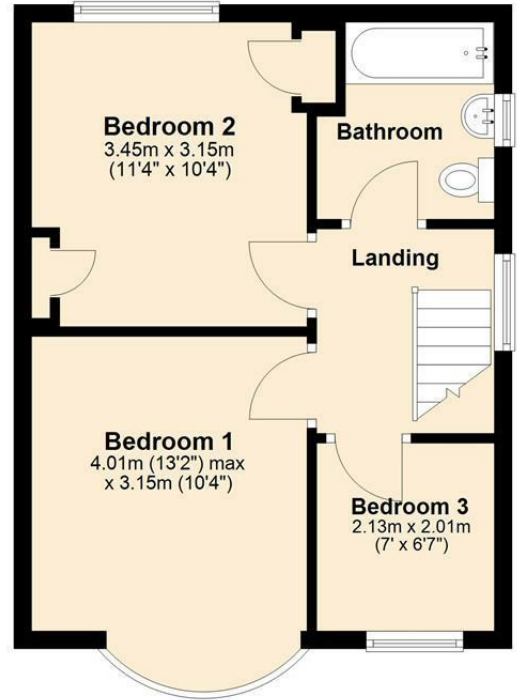
Ground Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Total area: approx. 94.2 sq. metres (1013.8 sq. feet)

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	
66	75
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	
EU Directive 2002/91/EC	

