





47 Hobhouse Road, Mansfield

£135,000 Freehold

SEMI DETACHED HOUSE TWO BEDROOMS AND BATHROOM ON FIRST FLOOR • DINING ROOM/THIRD BEDROOM • EPC RATING: D • VERY USEFUL UTILITY ROOM WITH WC • BRIGHT AND AIRY CONSERVATORY • LOW MAINTENANCE FRONT GARDEN WITH OFF ROAD PARKING • AMPLE PARKING AND STORAGE SPACE WORKSHOP CAN REMAIN OR BE REMOVED.

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey

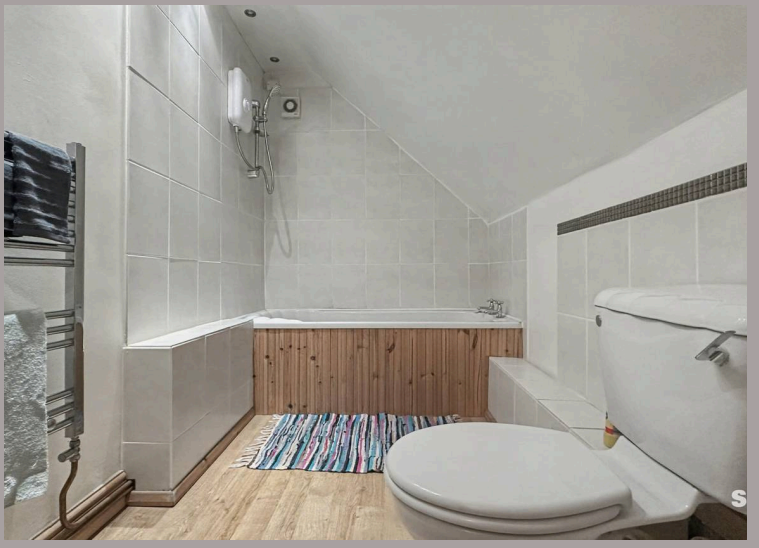
50 YEARS











Dining Room
13' 5" x 9' 11" (4.09m x 3.03m)
A generously sized dining room that seamlessly leads into the kitchen, featuring a UPVC double glazed bay window allowing plenty of natural light. The space also includes a central heating radiator and power points throughout.

Kitchen
8' 11" x 8' 4" (2.72m x 2.54m)
A fitted kitchen with a range of wall and base units housing a one-and-a-half sink, integrated oven, and hob, along with space for additional appliances. The room benefits from two UPVC double glazed windows, a tiled splashback for ease of maintenance, and practical understairs storage. Additional features include a central heating radiator and power points.

Utility Room/ Wc
4' 11" x 4' 11" (1.51m x 1.49m)
A practical addition to the home, offering space for further appliances. It includes a low flush WC, central heating radiator, and power points.

Lounge
14' 9" x 11' 0" (4.50m x 3.36m)
A cosy living space featuring a characterful fireplace with log burner. The room also includes a UPVC double glazed window, central heating radiator, and power points, with double doors leading into the conservatory.

Conservatory
10' 5" x 8' 10" (3.18m x 2.69m)
A bright and airy additional living space with double doors opening out to the rear garden, creating a seamless blend of indoor and outdoor living.

First floor

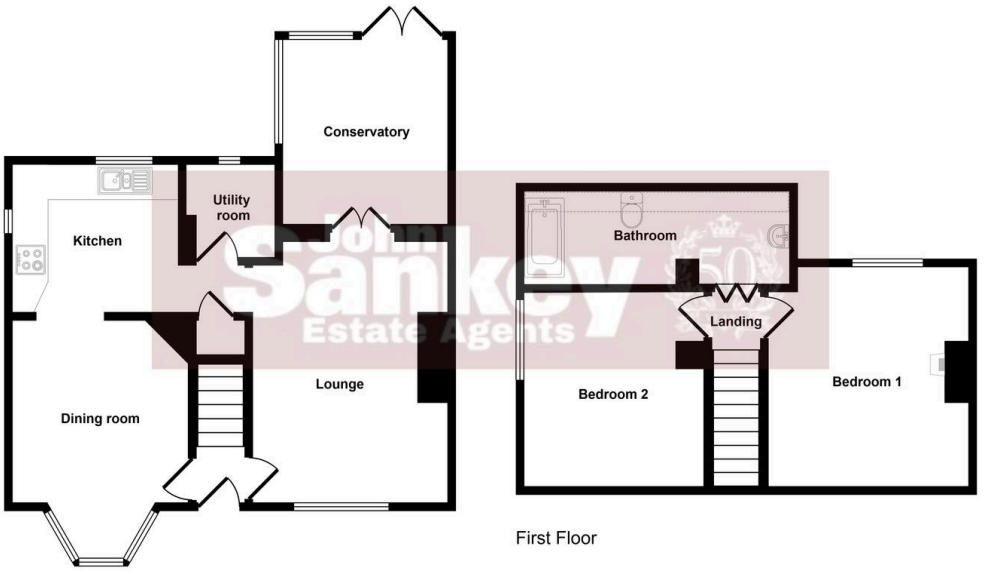
Bedroom No 1
11' 11" x 11' 4" (3.63m x 3.45m)
A generously sized double bedroom with a UPVC double glazed window overlooking the rear garden. The room also benefits from a central heating radiator and power points.

Bedroom No 2
11' 0" x 10' 2" (3.35m x 3.10m)
A second double bedroom featuring a UPVC double glazed window, central heating radiator, and power points.

Bathroom
A well-appointed bathroom comprising a low flush WC, vanity sink with additional storage, and a bath with electric shower. The room also includes a heated towel rail and spotlights to illuminate the space.

Outside
The front of the property boasts a low-maintenance and characterful outdoor space with gated access leading to a driveway, providing off-road parking. There is also a workshop area, which can be retained or removed to suit the new owner's needs. A side gate offers convenient access to the entrance of the property. The rear garden features a decking area ideal for relaxing or entertaining, along with a lawned area and a useful workshop, offering both practicality and outdoor enjoyment.

Additional Information
Tenure:Freehold Council tax band: A
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



