



**9 Cambria Road, Pleasley, NG19 7RJ**

Guide Price **£230,000**





## 9 Cambria Road

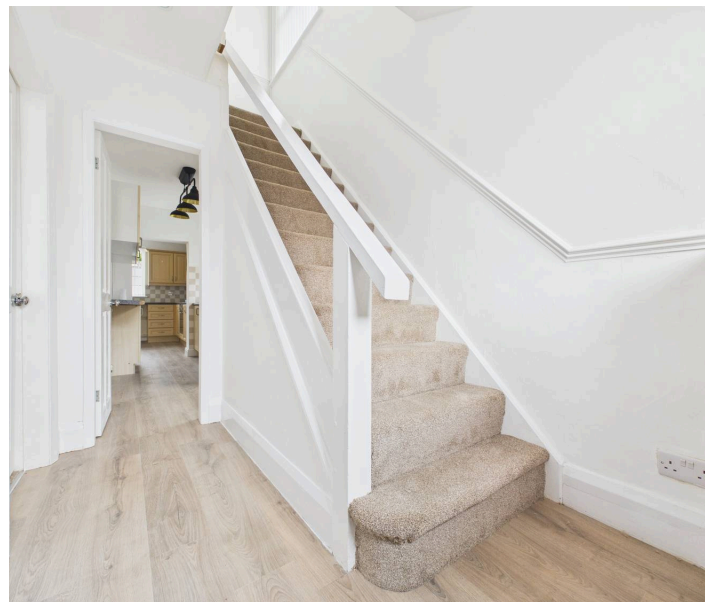
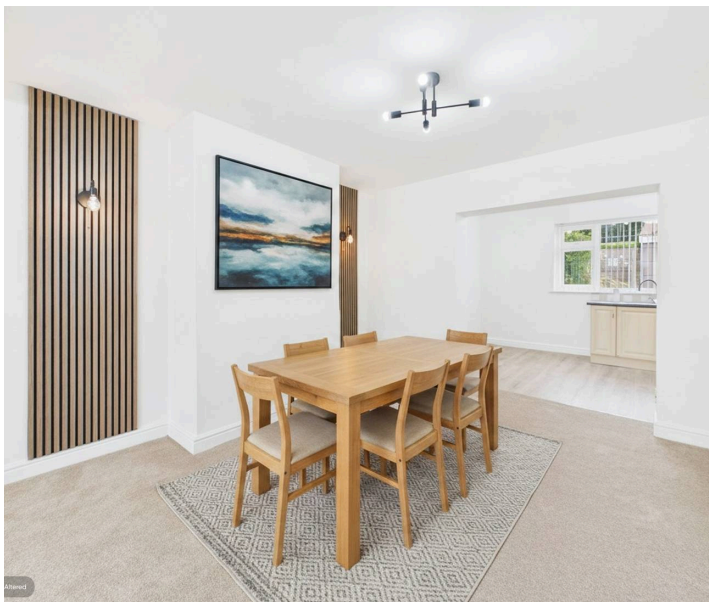
Pleasley, Mansfield

Extended 3-bed semi in sought-after area. Features bay windows, open plan lounge/dining room, dining kitchen, utility, new carpets, enclosed garden, driveway, no chain. Council Tax band: B

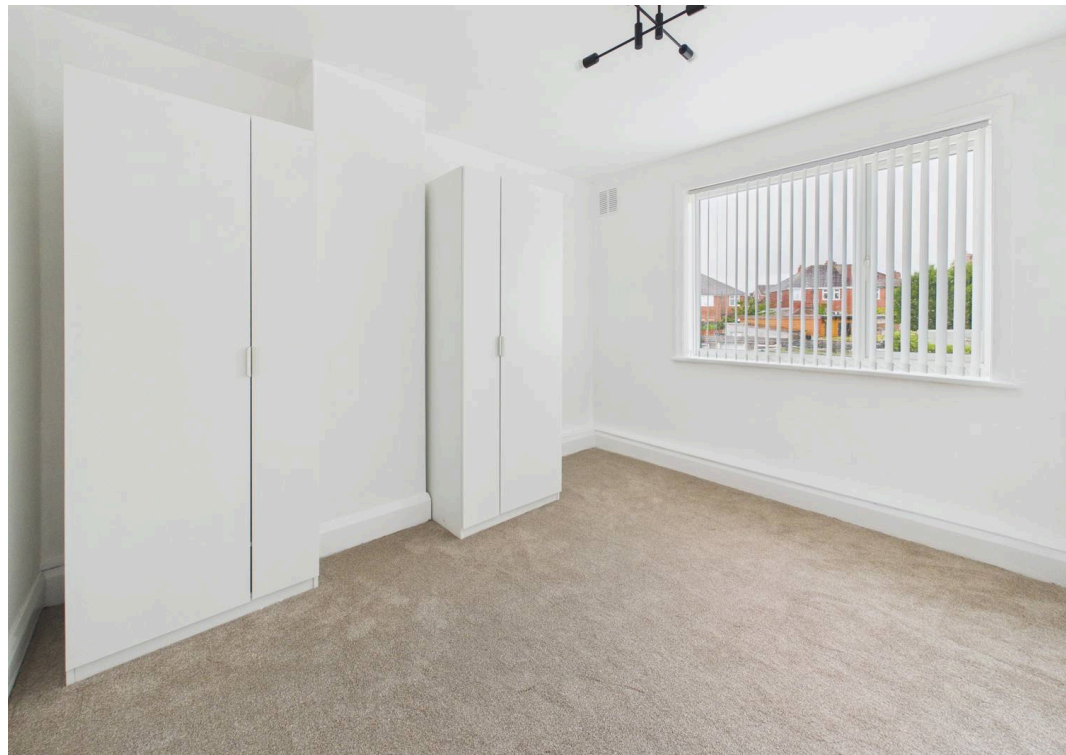
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well presented and extended semi-detached house in a sought-after location
- Three bedrooms, bedroom one with a bay window to the front elevation
- Open plan lounge/dining room with feature timber Acu-panelling with wall lights and a bay window to the front elevation
- Dining kitchen with a range of panelled units and integrated oven, hob and extractor
- Utility room (original kitchen) with sink and provision for a washing machine
- Fully tiled first floor bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Freshly decorated with newly fitted carpets ensuring it is move-in ready
- Enclosed rear garden with decked area, lawn and large storage shed
- Driveway provides off road parking, sold with no upward chain









Floor 0

Approximate total area<sup>(1)</sup>

81.1 m<sup>2</sup>

872 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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