



## 22 Waverley Road, Mansfield

OFFERS OVER £295,000 Freehold

CHARACTER PROPERTY WITH REAR EXTENSION • OPEN PLAN KITCHEN/DINING/LIVING AREA WITH VELUX WINDOWS • SEPERATE LOUNGE AND DINING ROOM WITH FEATURE FIRES • FOUR BEDROOMS, TWO BATHROOMS AND CLOAKS/W.C • STYLISH INTERIOR AND EASILY MAINTAINED REAR GARDEN



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

**John Sankey** 







#### Additional Information

Tenure: Freehold Council Tax Band: C All prospective buyers must be aware that the property has had a past subsidence claim which is common for this area. All works were carried out, with more information and relevant paperwork available to view through our office.



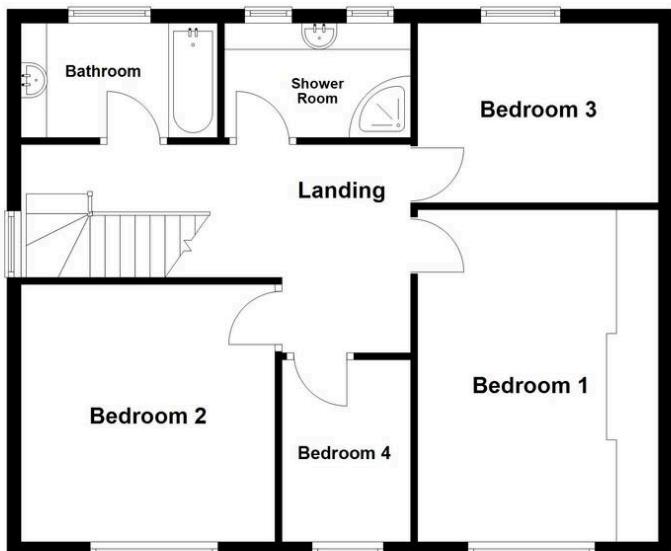
### Ground Floor

Approx. 92.9 sq. metres (999.5 sq. feet)



### First Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



Total area: approx. 160.8 sq. metres (1730.7 sq. feet)

These floorplans are produced as a guide only. Measurements are approximate and are not to be relied upon for furnishing or any other purposes.



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**John Sankey** 50 YEARS