



SJI PROPERTIES
ESTATE AGENTS

FOR SALE

ANDOVER ROAD MANSFIELD

£170,000
offers over

PERFECT FOR FAMILIES OR
FIRST TIME BUYERS



3 BEDROOMS

This is a well presented semi-detached family home in a convenient location.

KEY FEATURES

- Large open lounge/ diner
- Integrated kitchen appliances
- Conservatory
- Gas central heating
- UPVC Double glazing
- Fitted wardrobes
- Off-Street parking
- Council Tax Band A

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Lounge Dining

3.7m x 3.95m
(24ft1 x 12ft10)

This is a fantastic family lounge dining area with laminate wood flooring, two central heating radiators, a double-glazed window to the front aspect and double-glazed patio doors to the rear leading to a conservatory. An internal door leads off the lounge into the kitchen.

Total room length including the dining area
7.48m (24ft1) x 2.3m (7ft8)





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Kitchen

2.73m x 2.24m

(9ft x 7ft4)



This attractive fully fitted kitchen benefits from many integrated appliances which are included in the sale. Electric oven, gas hob, fridge, microwave, washer/dryer and extractor fan.

Tiling to the floor and above the worksurfaces

There is a radiator and additional electric ground plinth heater.

A stainless steel sink and drainer unit is located under a double-glazed window which overlooks the rear garden. The double-glazed side door leads to the parking area and rear garden.

The under stairs storage cupboard is accessed from the kitchen, perfect for your storage needs.

The electric fuse box is located within this storage area.





Conservatory

3.17m x 2.48m

(10ft5 x 8ft2)

A small brick wall with large double-glazed windows and patio doors leading out into the private rear garden. A decorated feature wall and tiled flooring compliments this area along with electric underfloor heating, and a wall-mounted electric heater. There is also a radiator linked to the heating system with a thermostat radiator valve control.





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First-floor landing

2.65m x 1.95m (8ft9 x 6ft5)

Located off the stairs leading to the three bedrooms and family bathroom

Rear Bedroom

3.29m x 2.64m

(10ft10 x 8ft8)



Double-sized bedroom, currently used as the master bedroom has carpet flooring, central heating radiator and double-glazed window overlooking the rear aspect. This room is elegantly decorated with featured wallpaper and built-in storage located in the rear corner of the room.



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Front Bedroom

3.30m x 2.64m (12ft7 x 10ft10)

A double-sized bedroom with fitted wardrobe and mirrored sliding doors, carpet, radiator and double-glazed window overlooking the front.



Bedroom Three

2.24m x 1.95m

(7ft4 x 6ft5)

A single-sized bedroom currently used as a study, this room is decorated with a featured wallpaper on the side wall and carpet to the floor. A double-glazed window with a radiator under, overlooks the rear aspect and garden.





Family Bathroom

2.2m x 1.94m (7ft3 x 6ft5)

A double-sized bedroom with fitted wardrobe and mirrored sliding doors, carpet, radiator and double-glazed window overlooking the front.



Loft

The loft is accessed off the first-floor landing via a loft hatch with a pull-down ladder. The gas combination boiler is located within the loft. The loft is partially boarded with loft insulation under.

Outside

The low-maintenance gravelled frontage with a concrete driveway to the side of the property leads to a private rear garden and storage shed. The rear-drive and garden are secured from the front of the property via two gates fixed across the driveway.



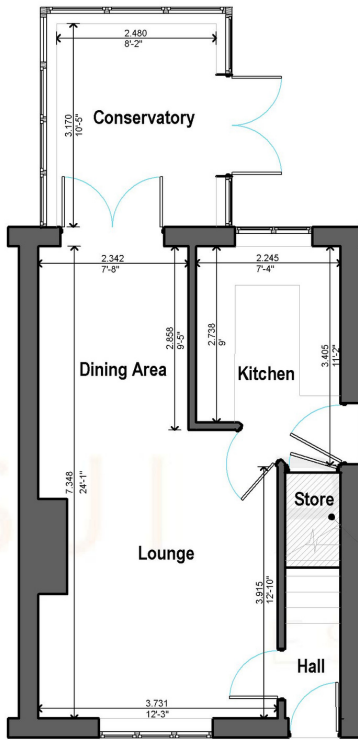
Rear Garden

The rear offers a paved patio area with a well-maintained, raised lawn with planting and fenced boundaries. An outside water tap and electric powerpoint is also provided along with a storage shed for gardening equipment.

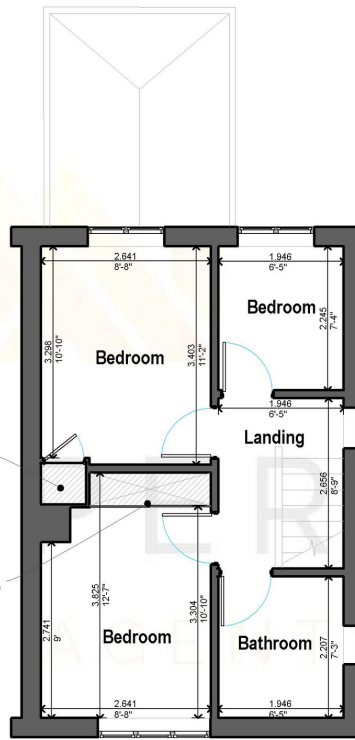


Floor Plans

Andover Road, Mansfield, Nottinghamshire NG19



Approx Gross Internal
Ground Floor Area
(including
Conservatory)
43.2 m²
465 ft²



Approx Gross Internal
First Floor Area
34.575 m²
372.16 ft²

Approximate IPMS2 total floor area² / ft²
(ground & First Floor)
43.2m² + 34.575m² =
77.78m²
837.22 ft²

Ground Floor Layout

First Floor Layout

DATE: 01/12/2022

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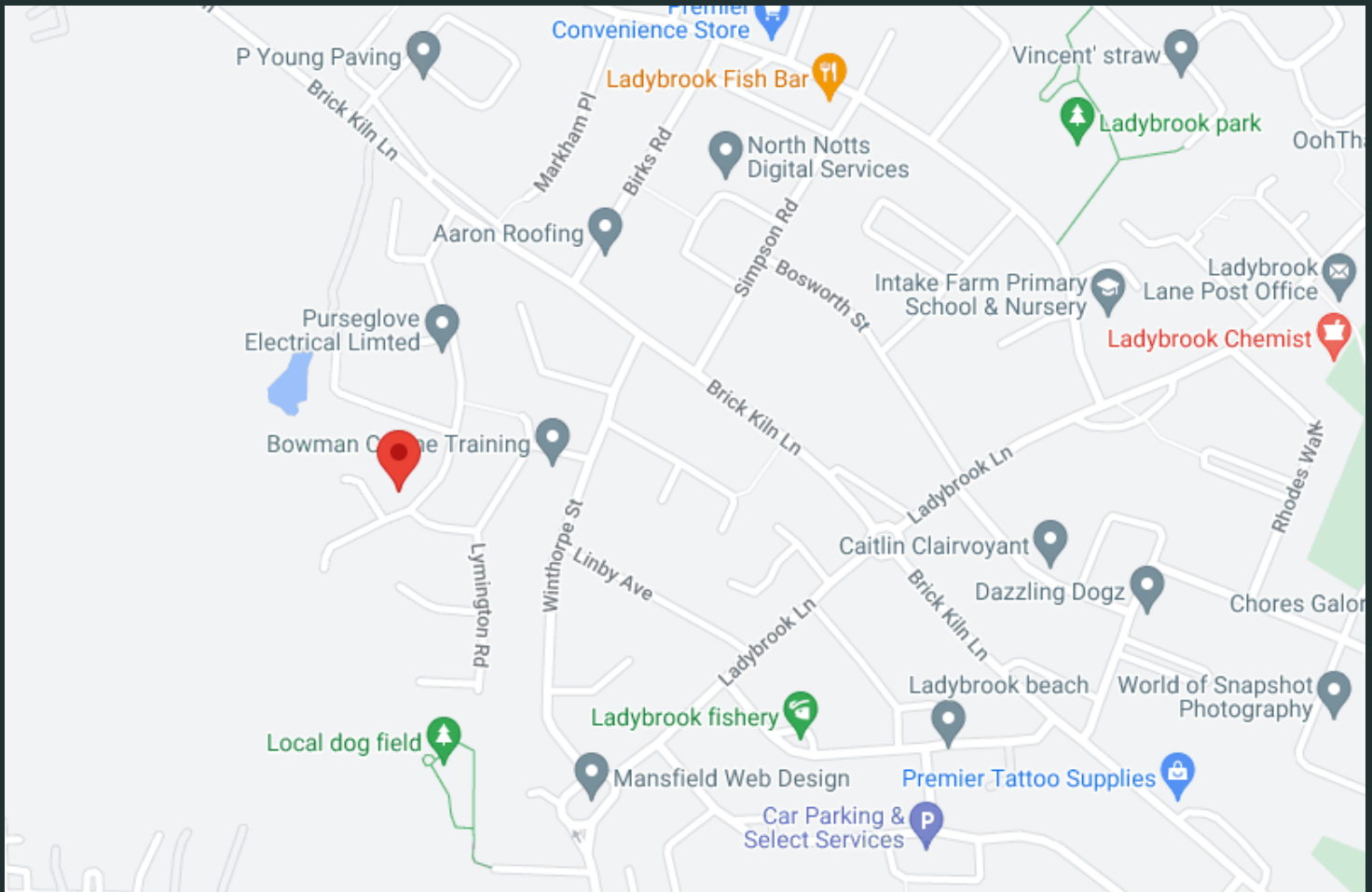
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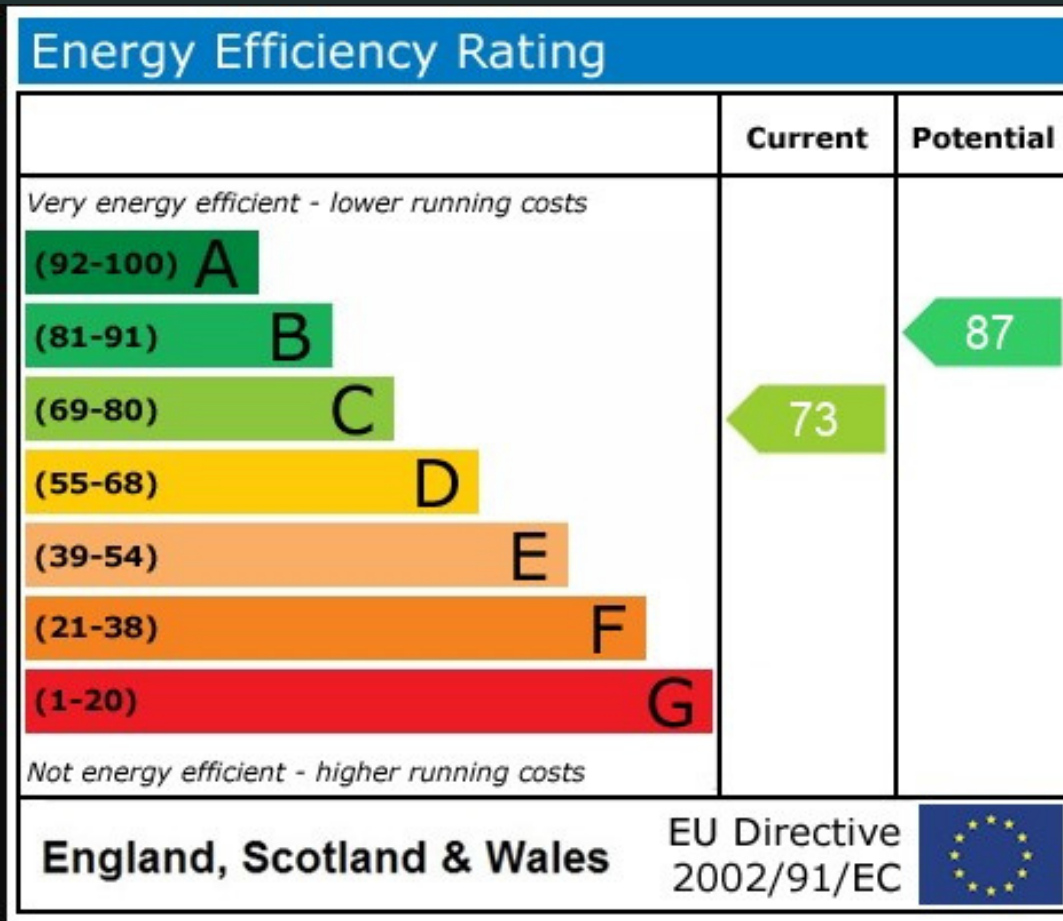
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Map





Additional information

Measurements – All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out. For details of fixtures and fittings included in the sale price please refer to the 'fixtures and fittings form that will be provided with the legal pack and on which your Solicitor will advise you.

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