



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy code	
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B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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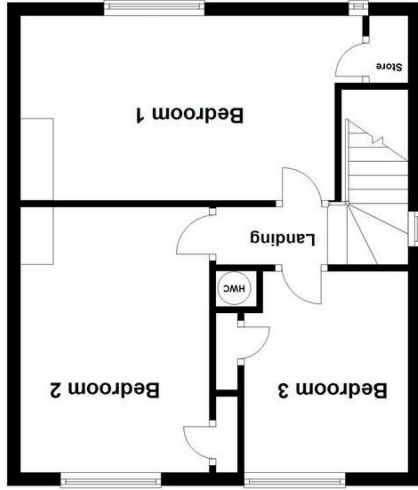


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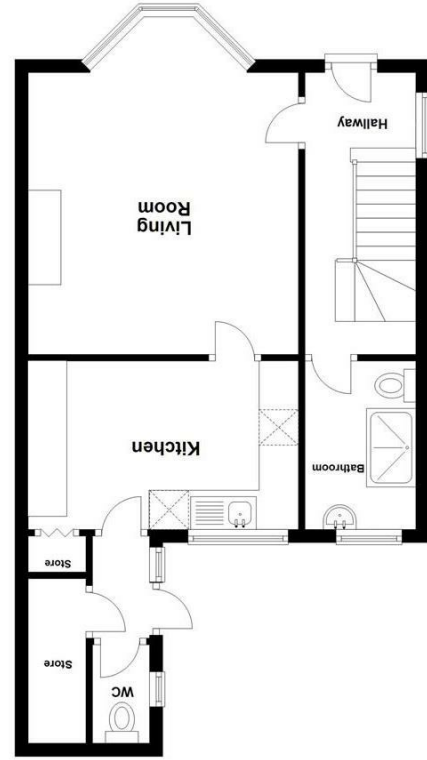
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 Estate Agents Valuers Surveyors Lettings

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
 Plan produced using PlanLP.

Total area: approx. 89.0 sq. metres (957.6 sq. feet)



First Floor  
 Approx. 41.2 sq. metres (443.7 sq. feet)



Ground Floor  
 Approx. 47.7 sq. metres (513.8 sq. feet)



Garage  
 Not included in sq. area



**John Sankey**

1 Abbey Road, Blidworth, Nottinghamshire, NG21 0TW  
 Guide Price £140,000 to £150,000

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# Abbey Road

## Blidworth

\* GUIDE PRICE £140,000 TO £150,000 \* Don't miss out on viewing this delightful THREE BEDROOMED Semi Detached House in sought after location close to the A614A transport links, local amenities and bus route. The accommodation comprises of a lounge, fitted kitchen, downstairs w.c., abundance of storage, family shower room, three first floor bedrooms and externally the property boasts front and rear gardens, driveway and single detached GARAGE.

### How to find the property

Enter Blidworth from Southwell Road East and then into the village via Mansfield Road continuing past the village shops and then at the Tescos turn left onto Dale Lane and then the second right onto Abbey Road and the property is on the left hand side clearly marked by one of our signboards.

### Ground Floor

#### Hallway

With a uPVC double glazed door, stairs to the first floor, radiator and a door leading to the lounge and bathroom.



#### Lounge

16'10" x 13'09"

With a uPVC double glazed window to the front of the property, central heating radiator, a door through to the kitchen and a brick built fireplace housing an electric coal effect fire.

#### Kitchen

13'06" x 8'08"

With a range of wall and base units, cupboards and drawers, central heating radiator, stainless steel sink unit, space for a cooker, bi fold doors to the pantry with cold slab and doors to the rear porch.

#### Rear Porch

Having a door to walk in storage and a door to the downstairs w.c.

#### Downstairs W.C.

Having a low flush w.c.

#### Rear Hallway

Having a uPVC double glazed door leading to the back door.

#### Shower

Being fully tiled with large double shower housing a shower, low flush w.c., wash hand basin, radiator, fully tiled walls and floor and a uPVC double glazed opaque window.

#### First Floor

#### Stairs and Landing

Having a uPVC double glazed window to the side and cupboards housing the cylinder.

#### Bedroom No. 1

18' x 9'06"

With two uPVC double glazed windows to the front of the property and central heating radiator.

#### Bedroom No. 2

13'06" x 9'06"

With a cupboard housing a Worcester boiler and uPVC double glazed window.

#### Bedroom No. 3

10'07" x 8'06"

With a uPVC double glazed window to the rear and walk in storage.

#### Externally

To the front of the property is very well maintained with double gates leading to the driveway and detached garage, there is gated access from the front to the rear. The rear garden is fully enclosed, well maintained laid to lawn, access via door into the garage and door to brick storage and garden shed.

#### Agents note

The property has been fully re-roofed approximately 8 years ago and the council tax band is A.

