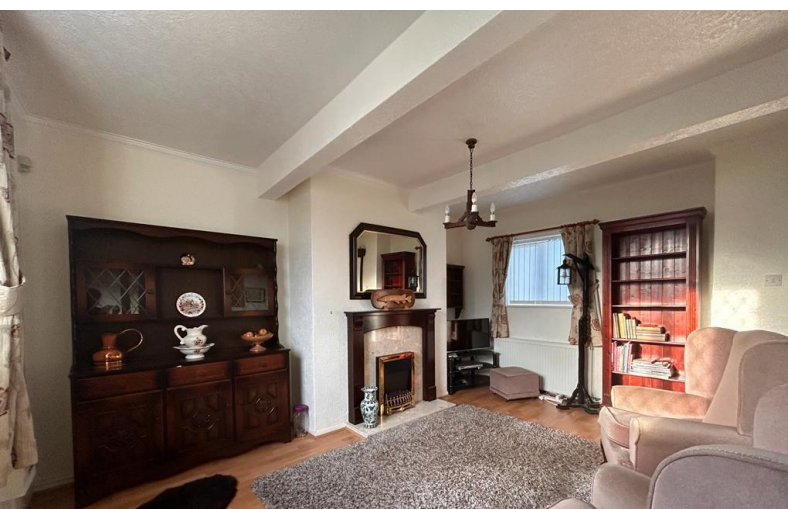


FOR SALE



Hobhouse Road, Mansfield, Nottinghamshire

2 Bedrooms, 1 Bathroom, Semi-Detached Dorma Bungalow

Asking Price Of £140,000


MARTIN&CO



- Lounge
- Dining Room
- Kitchen
- Bathroom
- Rear Garden
- Off street Parking
- Good Road Links
- Council Tax Band = A

HALLWAY Having front entrance door and stairs off to the first floor.

LOUNGE Having a radiator , gas fire and surround with double glazed windows to both the front and rear elevations.

KITCHEN Having a range of wall, drawer and base units with built in oven, gas hob with extractor over, space for washing machine and low level fridge and freezer, pantry for storage, radiator, double glazed window to the rear elevation and entrance door.

DINING ROOM Having a radiator and double glazed window to the front elevation.

BEDROOM 1 Having a radiator and double glazed windows to both the side and rear elevations.

BEDROOM 2 Having a radiator, storage cupboard housing boiler and double glazed window to the rear elevation.

BATHROOM Having a wc, panelled bath with electric shower, pedestal wash basin, radiator and double glazed window to the rear elevation.

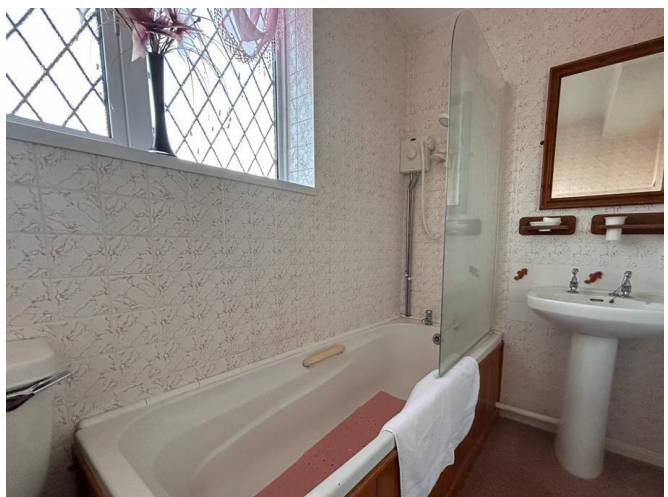
OUTSIDE To the front of the property there is a driveway providing off street parking and gated access to the good sized rear garden which is mainly laid to lawn with patio area.

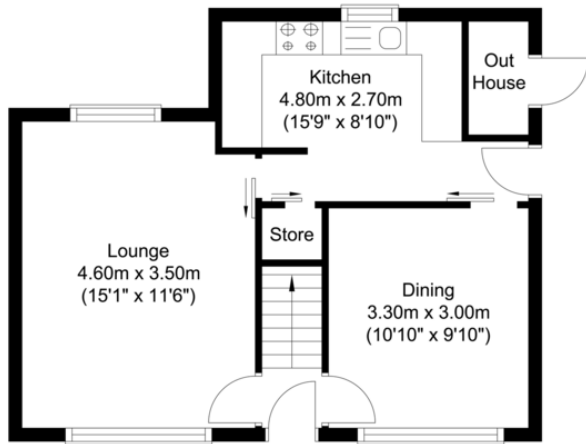
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



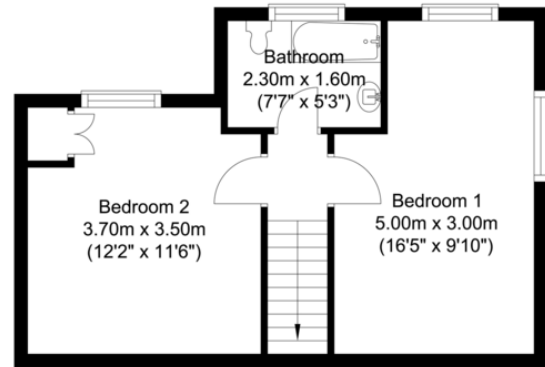
DISCLAIMER Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance. All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. It is believed that this property is Freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor. Our team of qualified Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.





GROUND FLOOR



FIRST FLOOR

Martin & Co Mansfield

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T: 01623 631139 • E: mansfield@martinco.com

01623 631139

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.