



## 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

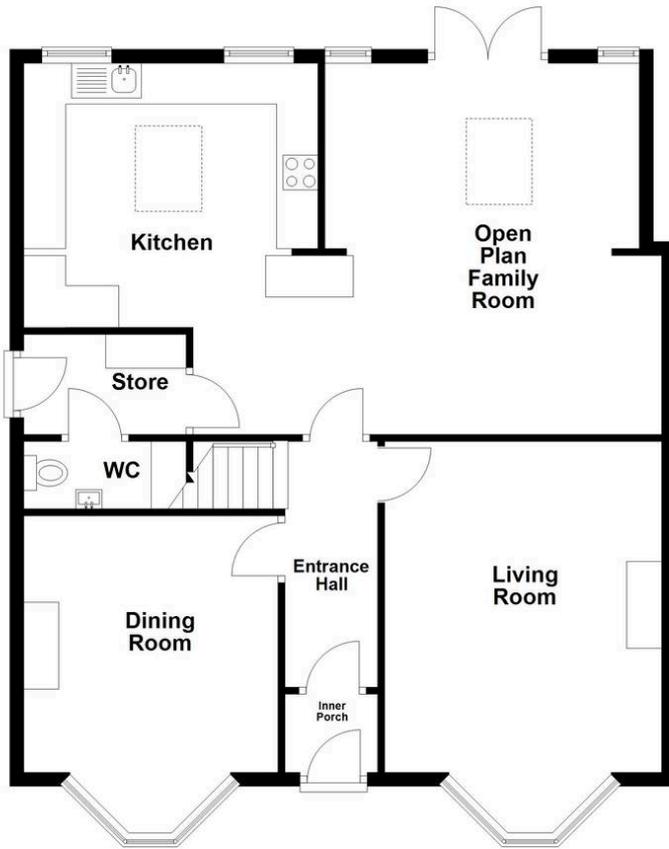
Tenure: Freehold Council Tax Band: C

All prospective buyers must be aware that the property has had a past subsidence claim and underpinned in 2013 which is not uncommon for the Mansfield area. As far as we are aware all works were carried out, with more information and relevant paperwork available to view through our office.



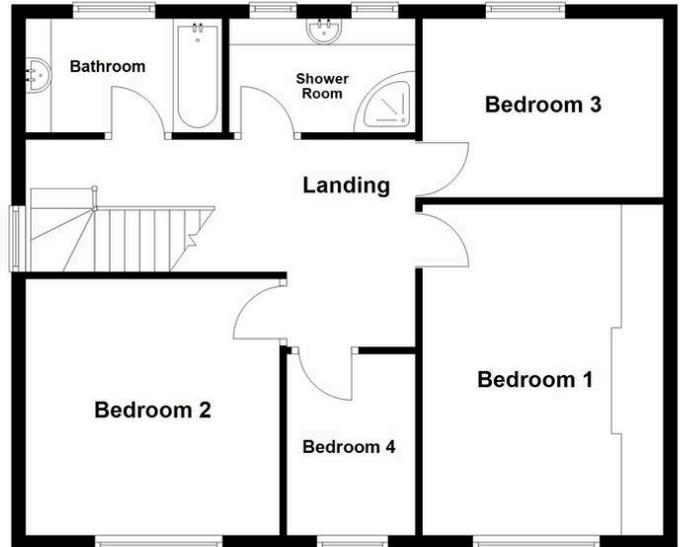
### Ground Floor

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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