

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	G
90-100	F
80-90	E
70-80	D
60-70	C
50-60	B
40-50	A
30-40	A
20-30	A
10-20	A
0-10	A

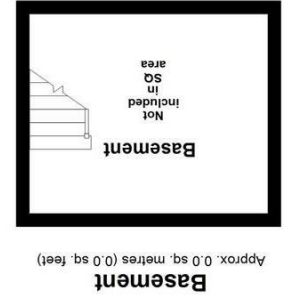
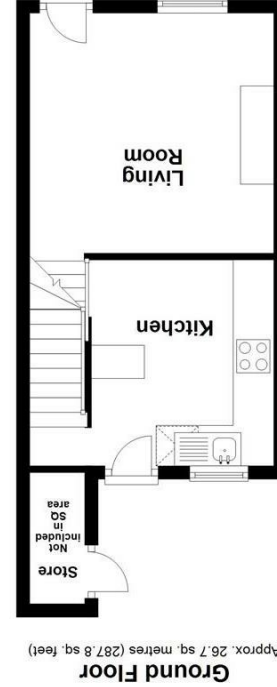
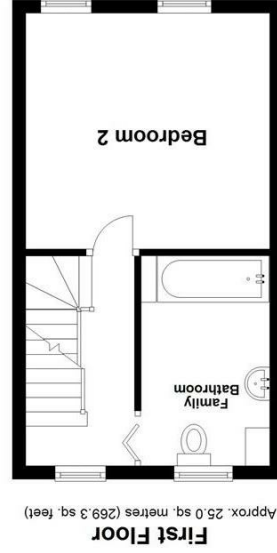
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41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com

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 Estate Agents Valuers Surveyors Lettings

Total area: approx. 68.7 sq. metres (739.0 sq. feet)
 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 PlanUp.



John Sankey

4 Linden Street, Mansfield, Nottinghamshire, NG19 7EF
 Offers Around £92,000

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Linden Street

Mansfield

NO UPWARD CHAIN on this delightful End Terraced property with lovely view to the rear overlooking the bowling green, close to bus route, M1/A38 transport links, schools and local amenities. The accommodation comprises of a lounge, breakfast kitchen, TWO DOUBLE BEDROOMS and family bathroom. Viewing is highly recommended.

How to find the property

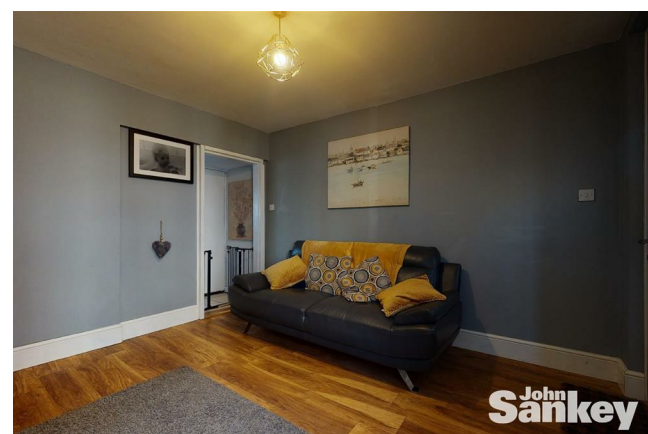
Leave Mansfield via Chesterfield Road South, continue through the lights then take the third right hand turn onto Linden Street (Oodles fancy dress shop is on the corner) and then the property is the first on the right hand side clearly marked by one of our signboards.

Ground Floor

Lounge

12'05" x 12'05"

With a uPVC double glazed window to the front of the property, a composite door leading into the lounge, adam style fire surround, laminate floor, central heating radiator and door through to the kitchen.



Kitchen

10'06" x 9'02"

With a range of contrasting wall and base units, cupboards and drawers, oven, hob with extractor fan over, sink unit with swan neck taps, tiled floor, plumbing for a washing machine, two seater breakfast table, central heating radiator, uPVC double glazed door leading to the rear garden and stairs leading to the first floor.

First Floor

Stairs and Landing

With a radiator and a door to the bathroom and bedroom two.

Bedroom No. 2

12'07" x 12'02"

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

Bathroom

Having a uPVC double glazed window to the rear, three piece suite comprising of bath with shower over, wash hand basin, low flush w.c. and central heating radiator.

Second Floor

Master Suite

With a uPVC double glazed window overlooking the garden and bowling green, central heating radiator and walk in storage into the eaves.

Outside

Gardens Rear

Being fully enclosed with a slabbed patio area and of a good size. There is gated access to the front.

