



HOPKINS & DAINTY

ESTATE AGENTS



Jennison Street, Mansfield, NG19 7AW

£130,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY are pleased to offer this very well presented, two bedroom end terrace house. Set in a residential cul-de-sac, this would make an ideal first purchase or buy to let investment.

The accommodation comprises: front dining room, rear lounge and a 16' kitchen/breakfast room with French doors opening onto the garden.

On the first floor there are two double bedrooms and the bath/shower room with a four piece suite. To the rear, there is a pleasant patio garden with side access to the front/road. The property has gas central heating and double glazing. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Dining Room 11'10" x 11'1" (3.61 x 3.39)



Accessed via a double glazed entrance door. With a display fireplace, radiator, laminate flooring and coving to the ceiling. Storage cupboard, double glazed front window and door to:

Lounge 12'1" x 11'9" (3.69 x 3.60)



With an under stairs storage cupboard, radiator, coving to the ceiling, double glazed front and side windows and stairs rising to the first floor. Door to:

Kitchen/Breakfast Room



Fantastic kitchen/breakfast room with French doors opening onto the rear garden.

Kitchen Area 10'3" x 6'7" (3.13 x 2.01)



Fitted range of units and worktops with an inset sink and drainer. There is a built in double electric oven, gas hob and hood, along with space for a fridge/freezer and plumbing for a washing machine. Wall mounted gas boiler and a double glazed side window.

Breakfast Area 6'7" x 5'8" (2.01 x 1.73)



With a radiator, double glazed side window and French doors opening onto the garden.

First Floor Landing



Passage landing with a radiator and doors leading off.

Bedroom 1 11'9" x 11'0" (3.60 x 3.36)



Generous main bedroom, spanning the full width of the property. With a radiator, coving to the ceiling, double glazed front window and an open storage cupboard with

access to the loft space.

Bedroom 2 12'2" x 8'7" (3.73 x 2.64)



Second bedroom with a radiator and double glazed window overlooking the garden.

Bath/Shower Room 10'3" x 6'7" (3.13 x 2.03)



Four piece suite comprising bath, separate shower, wash hand basin and WC. With a heated towel rail, tiled splashbacks, extractor vent and a double glazed rear window.

Rear Garden



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

To the rear of the property there is a pleasant enclosed patio garden with a wall and fence boundary. Side storage area and gated access to the front.

Draft Sales Details

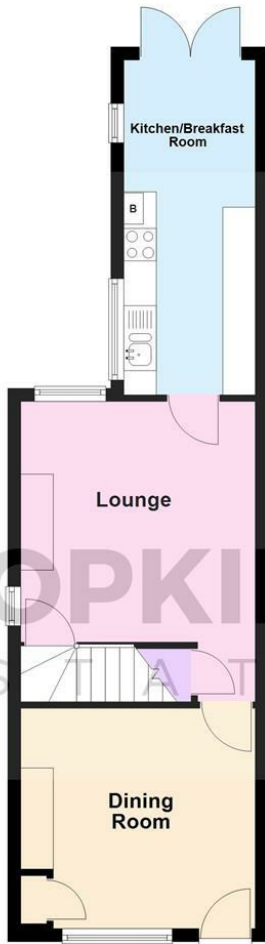
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is

Floor Plan

Ground Floor
Approx. 39.8 sq. metres (428.8 sq. feet)



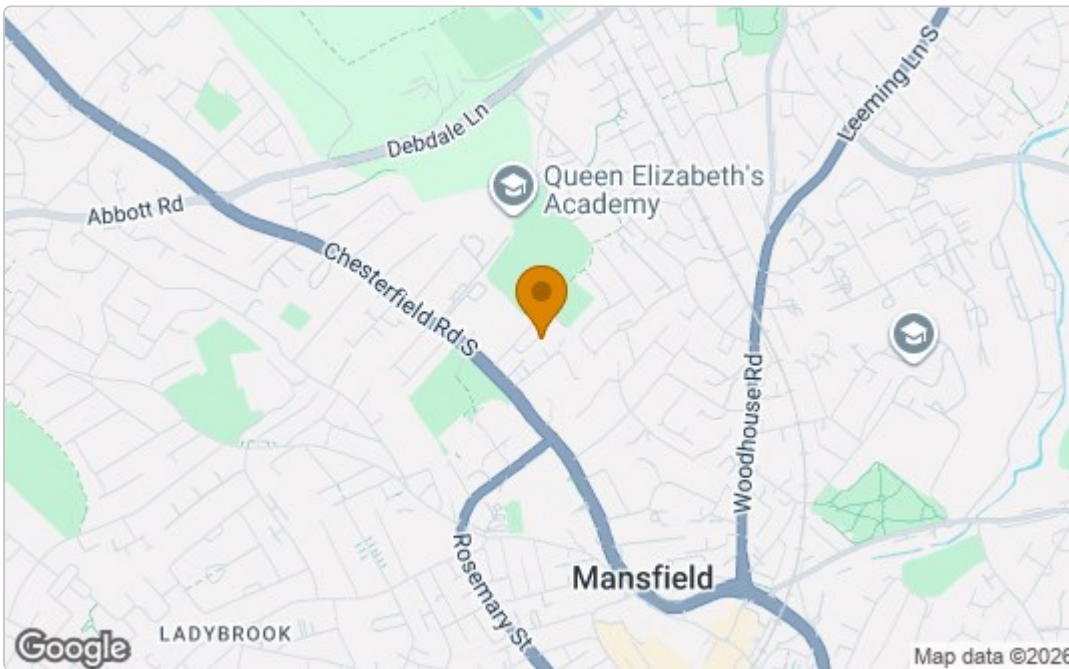
First Floor
Approx. 35.8 sq. metres (385.4 sq. feet)



Total area: approx. 75.6 sq. metres (814.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.