



Price Guide £140,000

ALBERT STREET | | MANSFIELD WOODHOUSE | NG19 8BH

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE - £140,000 TO £150,000** THE PERFECT FIT!...** This two-bedroom terraced home is a true gem, and we can't wait to show you around. Boasting a spacious internal layout. This property occupies a fantastic plot in Mansfield Woodhouse and is perfectly suited for someone looking for a place to make their own!

The ground floor boasts incredible accommodation. Starting with the kitchen, which offers an extensive range of matching units and cabinetry and Belfast sink. There's a wonderful lounge area, which presents a great deal of space for furnishings. Featuring tasteful decor and a feature fireplace as the main focal point. Along with a delightful window overlooking the front, allowing a wealth of natural light. Leading off here you will find a wonderful bathroom fitted with a three-piece suite.

The first floor hosts two excellent bedrooms, which both complement each other well and offer plenty of versatility.

Outside you will find off-street parking and well established gardens to the front and rear with wall and fence surround, offering a degree of privacy. This home definitely must be viewed to appreciate what's on offer, so don't miss out. Get in contact with a member of our team today!





Kitchen 8'1" x 9'3"

Complete with a range of wall, base and drawer units with work surfaces above. Appliances include an integrated oven, gas hob and a baker sink along with space and plumbing for a washing machine and freestanding fridge freezer.

Living Room 13'1" x 16'0"

With carpet flooring, window to the rear and stair off to the first floor.

Bathroom 6'5" x 8'1"

Fitted with a three piece suite including a wood panelled bath, low flush WC and hand was basin. The room is finished with tiled flooring, part tiled walls and an opaque window to the front.

Landing 4'10" x 5'6"

With carpet flooring and access to;

Bedroom One 10'0" x 11'10"

With carpet to flooring and a window to the front.

Bedroom Two 6'8" x 7'3"

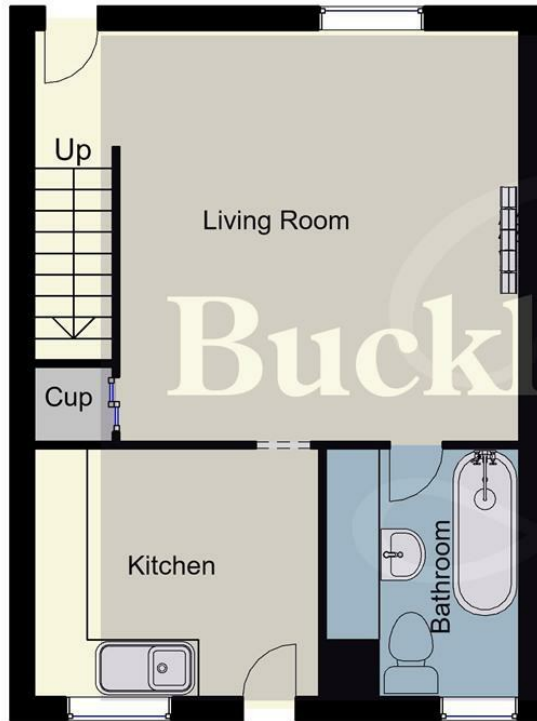
With carpet to flooring and a window to the rear.

Outside

With off-street parking and well established gardens to the front and the rear with fence and wall surround offering a degree of privacy. With gravelled area and mature planting. With decorative slate areas and hard standing areas for added convenience. With off-street parking behind the gates.



Ground Floor
34 sq.mt / 365.97 sq.ft
Approx



First Floor
19 sq.mt / 204.51 sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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