



£110,000 Freehold

44 SPENCER STREET | | MANSFIELD | NG18 5LR

**BuckleyBrown**  
ESTATE AGENTS

ONE TO MAKE YOUR OWN!.. Stop and take a look at this deceptively spacious two bedroom property situated in the convenient area of Mansfield with a range of amenities and transport links just a stone throw away. Boasting a versatile layout with ample opportunity for modernisation, perfect for first time buyers or investors looking to add to their portfolio!

Stepping inside, you will be pleased to find a spacious lounge with a window overlooking the front, allowing plenty of light to flood in. This space lends the perfect spot for all your furnishings and homely touches. Flowing nicely from here, you'll be greeted by generously sized dining room with ample space for a dining set and chairs, making it ideal for inviting round friends and family.

The kitchen is fitted with a range of matching units and cabinets, together with ample worktop space for preparing meals. As well as a door leading outside to the rear garden.

The first floor presents two flexible bedrooms, all of which boast tons of potential for you to decorate and add your own stamp. Completing this property is a bathroom comprised of a panelled bath, low flush WC and wash hand basin.

Outside offers an established garden to the rear with a fence surround. Is this the one for you? Call now to book a viewing!









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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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