



42 ALBERT STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BH

**BuckleyBrown**  
ESTATE AGENTS



CHARMING, QUAIN & FULL OF CHARACTER !...We just know that you will be so excited to step inside this stunning two bedroomed cottage which is packed full of character and is certain to not be on the market for long! If you are looking for an elegant home that is a little different with some quirky features, then it may well be love at first sight...it was for us!

This splendid home boasts a front reception room that has a lovely feature fireplace, ceiling beams and tiled flooring, you really can imagine just relaxing in this room especially on those cold winter evenings. There is then a kitchen which has been fitted with a matching range of wall and base units. Just off from here you will find the rear porch and useful downstairs WC.

The first floor hosts the master bedroom and bathroom. The master bedroom is of a generous size and offers a feature fireplace as the focal point. The bathroom is fitted with a three-piece suite in white. There are stairs which provide access to the second bedroom. The second bedroom is also very well proportioned and offers an abundance of natural lighting.

The outside space compliments this home beautifully. The property stands proudly, in a quaint setting. There is an enclosed garden to the front featuring a patio seating area and shed, with the rest being mainly laid to lawn. There is also a rear courtyard.

This one won't be around for long. Call our team on 01623 633 633 to secure your viewing!





#### Front Porch

Door provides access into the lounge.

#### Lounge 12'5" x 14'1"

The lounge is bright and airy, with a window to the front elevation, feature fireplace and a central heating radiator. There are also a useful storage cupboard.

#### Kitchen 9'6" x 10'2"

The kitchen is fitted with a matching range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and gas hob with an extractor fan over. With a window to the rear elevation and a door which provides access into the rear porch. There are stairs which rise to the first floor.

#### Rear Porch

With a door which provides access onto the rear courtyard. Just off from here is the downstairs WC.

#### Downstairs WC

Fitted with a high level pull chain WC.

#### Landing

With stairs rising to the second bedroom. Doors provide access into;

#### Bedroom One 13'5" x 11'9"

With a window to the front elevation, feature fireplace and a central heating radiator.

#### Bathroom

Fitted with a three-piece suite in white comprising low level WC, hand wash basin



and panelled bath with mixer tap shower over. With a window to the rear elevation and a storage cupboard.

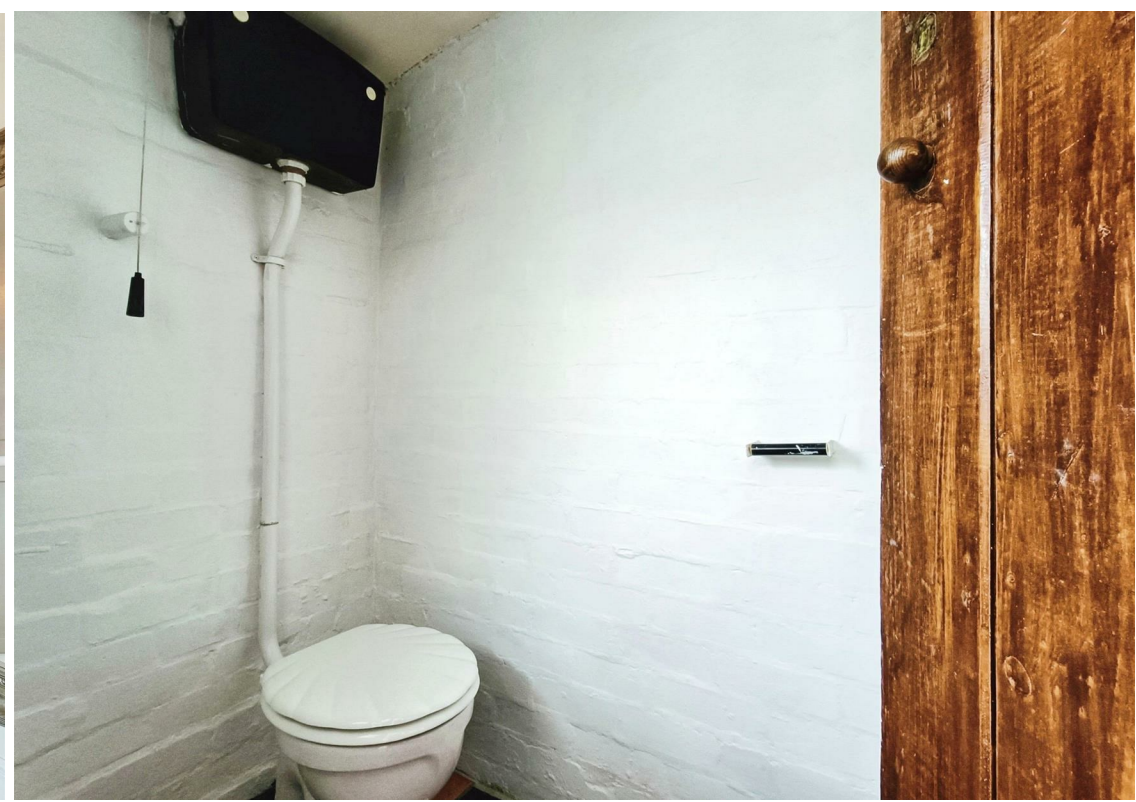
#### Bedroom Two 13'1" x 13'1"

With a window to the front elevation and side elevation, and a central heating radiator. There are also useful storage cupboards.

#### Outside

The property stands proudly, in a quaint setting. There is an enclosed garden to the front featuring a patio seating area and shed, with the rest being mainly laid to lawn. There is also a rear courtyard.







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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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