



Offers In The Region Of £100,000

12 ELAND ROAD | LANGWITH JUNCTION | MANSFIELD | NG20 9RW

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!!...

This mid-terrace house is positioned in the highly sought-after area of Langwith offering fantastic potential for those looking to put their own stamp on a property. Comprising three spacious bedrooms, a family bathroom, 2 reception rooms and a kitchen, this home provides ample living space. This is a brilliant property for a potential buyer who has a keen eye for renovating!

The ground floor of this property offers a functional layout with a great opportunity. The kitchen is fully usable, featuring an integrated oven, making it a practical space to work with. The dining room boasts a charming feature fireplace, adding character and warmth to the space. The living room is a generous area, perfect for relaxation or entertaining. The bathroom can be found just through the kitchen which includes a three-piece suite, providing the essential amenities.

The first floor of this property comprises three generously sized bedrooms, offering ample space for family living or guest accommodation. All the bedrooms are versatile and can be adapted to suit various needs, whether as bedrooms, a home office, or a study.

To the front of the property you will find a neat brick surround, providing some additional privacy. The rear garden offers a laid lawn, providing a space for outdoor activities or relaxation. There are also patio areas perfect for entertaining or enjoying al fresco dining. A shed in the rear garden offers useful storage space for tools or outdoor equipment.

Call today to book a viewing!





Living Room 11'10" x 10'10"

With carpeted flooring, central heating radiator and window to front elevation.

Dining Room 12'11" x 11'10"

With carpeted flooring, handy storage cupboard and a central heating radiator. With a feature fireplace and window to rear elevation.

Kitchen 11'8" x 7'3"

Complete with tiled flooring, matching cabinetry with worktop space and an inset sink and drainer. Space for appliances as well as an integrated oven. Windows and doors to side elevation.

Bathroom

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

Bedroom One 11'10" x 10'10"

With carpeted flooring, central heating radiator and window to front elevation.

Bedroom Two 12'11" x 8'10"

With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Three 11'8" x 7'3"

With carpeted flooring, central heating radiator and a window to side elevation. This room has a built in cupboard that hold the combi boiler.

Outside



This property boast an easy to maintain frontage with a surrounding brick wall. To the rear the garden offers laid lawn and patio areas, as well as a shed for handy storage.





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 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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | G |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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