



£110,000 Freehold

34 TITCHFIELD STREET | | MANSFIELD | NG19 6AF

BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!... Introducing to the market this end-terrace house which offers a delightful blend of comfort and convenience. With accommodation spread over three floors, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The well-appointed kitchen leads to a low-maintenance yard at the rear, providing a private outdoor space that is easy to care for.

This home features three spacious bedrooms, ensuring ample room for family or guests. The ground floor bathroom, along with an additional shower room on the first floor, adds to the practicality of the layout, catering to the needs of modern living.

Situated close to the town centre, residents will enjoy easy access to a variety of amenities, including shops, schools, and recreational facilities. This prime location makes it an ideal choice for those seeking a vibrant community atmosphere while still enjoying the tranquillity of home life.

Whether you are a first-time buyer or looking for a family home, this property presents an excellent opportunity to secure a comfortable residence in a convenient area.

Don't miss the chance to make this lovely house your new home.





Living Room 11'10" x 10'10"

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

Dining Room 11'11" x 11'10"

With a window to the rear elevation and a central heating radiator. There is also a useful storage cupboard.

Kitchen 11'3" x 5'8"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. There are integrated appliances which include an electric fan oven, and a gas hob. With a window to the side elevation and a door which provides access outside.

Bathroom 5'8" x 5'1"

Situated on the ground floor, the bathroom

is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin, and a panelled bath. With an opaque window to the side elevation, and a central heating radiator.

Landing

There are stairs rising to the third bedroom. Doors provide access into;

Bedroom One 11'10" x 10'10"

With a window to the front elevation and a central heating radiator. There is also a useful storage cupboard.

Bedroom Two 9'1" x 7'11"

With a window to the rear elevation and a central heating radiator.



Shower Room 9'1" x 3'9"

Fitted with a low level WC, pedestal hand wash basin and a shower cubicle. With an opaque window to the rear elevation and a heated towel rail.

Bedroom Three 11'10" x 9'1"

With a window to the side elevation and a central heating radiator. There is also a useful storage cupboard.

Outside

There is a low-maintenance yard to the rear.





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.

CC Ltd ©2018

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

A photograph of the rear garden of a brick house. The garden is narrow, bordered by a red brick wall on the left and a white brick wall on the right. A wooden fence is visible on the far right. The ground is paved with stone slabs and has a patch of artificial grass. A window is visible on the brick wall.

34 TITCHFIELD STREET
MANSFIELD
NG19 6AF

BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS