



£89,000 Freehold

5 BOOTH STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8DQ

BuckleyBrown
ESTATE AGENTS

HERE IT IS!...

Situated in the sought-after area of Mansfield Woodhouse, this two-bedroom mid-terrace property offers a blend of traditional charm and modern convenience. With excellent access to local shops, schools, parks, and public transport links.

The property opens into a welcoming living room, full of character and warmth, featuring a fireplace that serves as a cosy focal point. To the rear, a well-proportioned kitchen provides ample worktop and storage space, ideal for everyday cooking and entertaining. The conservatory extends the living space with a door providing direct access onto the garden.

Upstairs, the home features two comfortable bedrooms, each well-sized and filled with natural light. The bathroom is fitted with a three-piece suite, including a bath with overhead shower, wash basin, and WC.

To the front, the property enjoys a low-maintenance frontage, ideal for those seeking kerb appeal without upkeep. The enclosed rear garden is a lovely private outdoor space, mainly laid patio for easy maintenance, with room for outdoor seating or entertaining. Surrounding fencing provides security and privacy, making it suitable for children or pets.

Call today to arrange a viewing!!!





Living Room 11'7" x 13'0"

With laminate flooring, feature fireplace and a window to the front elevation. With a door providing access into the kitchen.

Kitchen 11'7" x 11'11"

Complete with matching cabinetry and worktop surfaces. It features an inset sink and drainer, integrated oven and space for appliances. With a door providing access into the conservatory.

Conservatory 11'7" x 3'8"

With a window and door to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom One 11'7" x 13'0"

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

Bedroom Two 8'3" x 5'6"

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

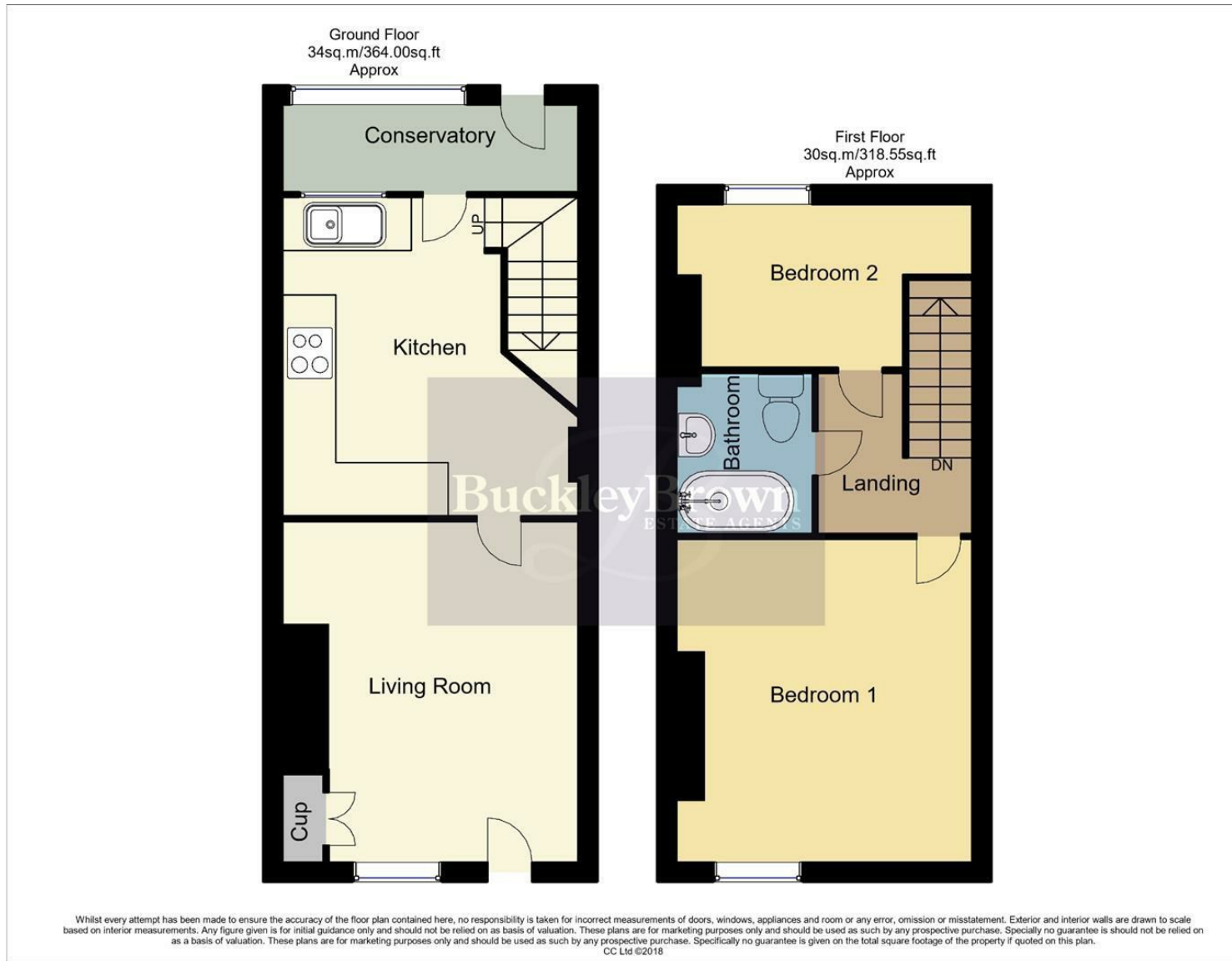
Bathroom 5'5" x 6'1"

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

Outside

Low maintenance frontage. The rear garden hosts a patio seating area and surrounding fencing.





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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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 | www.buckleybrown.co.uk

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