



£800

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

**BuckleyBrown**  
ESTATE AGENTS

DRUMROLL PLEASE!...This two bedroom, Grade II listed stone cottage stands proudly in a desirable location and oozes character and charm throughout. It has been beautifully presented and is move in ready, so kick off your shoes and lets head on through!

Firstly lets start with the ground floor where you will find a stunning living room that is extremely pleasing to the eye with original features, exposed ceiling beams and a feature log burner. Lets head further where you will find a beautiful farmhouse style kitchen with traditional cabinetry, a Belfast sink and plenty of room for dining too! There is also access leading down to the cellar and a door leading outside.

Lets head upstairs where the excitement will continue! On the first floor you will find two beautifully presented bedrooms and a fabulous family bathroom which is a real feature in itself. Wait... There's more! Not only does the first floor boast a separate utility room for added convenience, there is also a walk-in wardrobe leading off from here.

What more could you want? This home has everything you're looking for so call now to arrange a viewing!

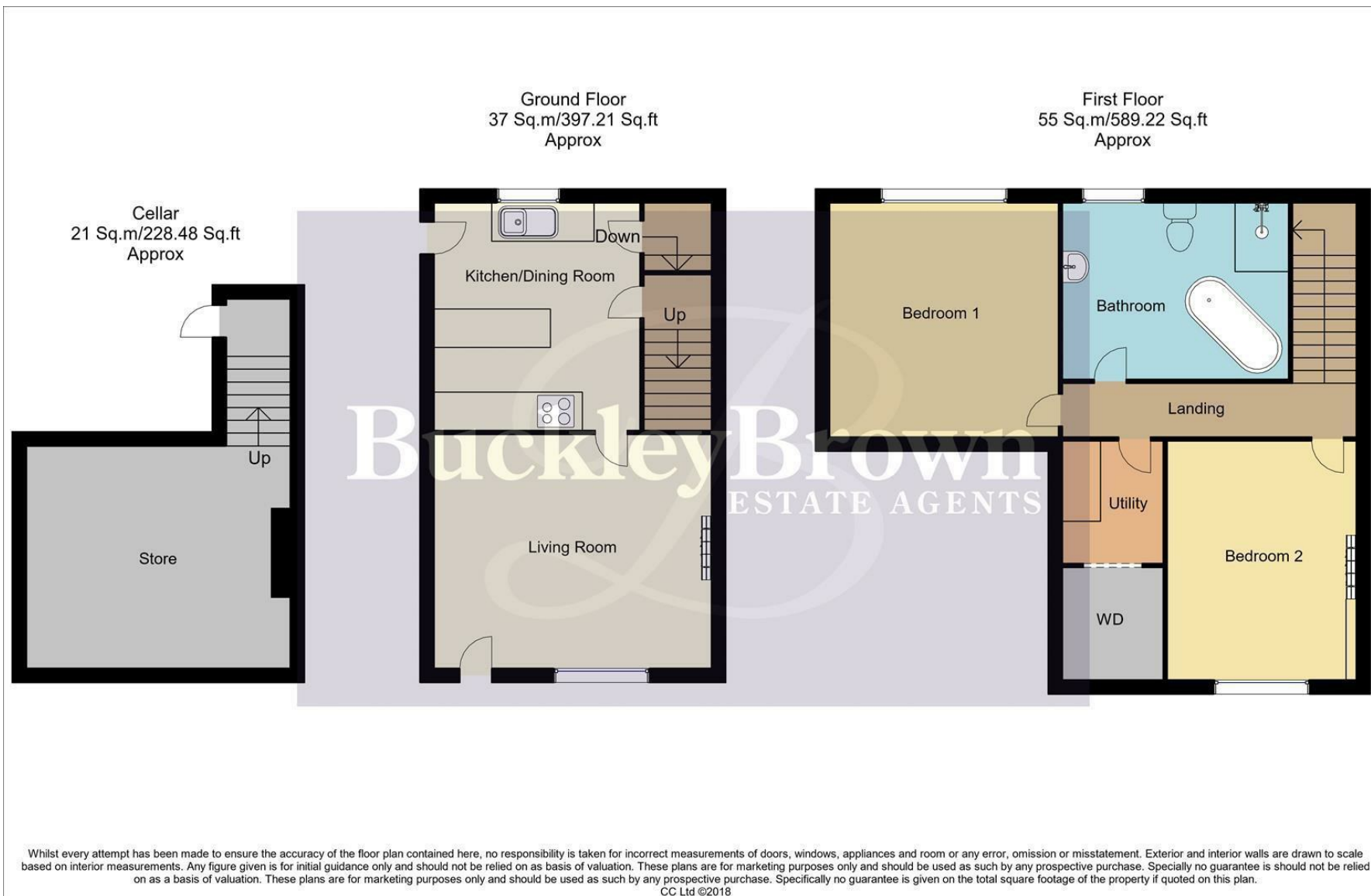












**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>59</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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