



Offers Over £100,000 Freehold

1 DERBY STREET | | MANSFIELD | NG18 2SD

BuckleyBrown
ESTATE AGENTS

Situated on Derby Street in the heart of Mansfield, this charming two bedroom terraced house presents an excellent investment opportunity. Situated in a great location, this home also benefits from easy access to local amenities, schools, and transport links. Lets take a look inside...

Upon entry you are welcomed into the living room, a great space for relaxing with family. Through to the rear of the home, you will find the kitchen, complete with an array of matching cabinetry, perfect for all your storage needs! This property also benefits from a cellar.

Heading upstairs you will find the first bedroom, which has ample space and opportunity to make your own. Also on this floor is the bathroom. On the next floor is bedroom two, which you will see is another great space!

Heading outside, the rear garden is low maintenance with mostly lawn and offers ample space for outdoor activities or spending time with friends in the summer months.

This house is a wonderful investment opportunity to secure a delightful home in a sought-after area. Do not miss the chance to view this property and envision the possibilities that await you.

Call today to view!





Living Room 8'7" x 11'4"

Allowing access into the property, carpeted flooring and window to the front elevation.

Kitchen 15'0" x 6'11"

Complete with matching wall and base units with complementary work top over. Inset sink and drainer, space for appliances. Window to the rear elevation and door allowing access outside.

Bedroom One 8'7" x 11'6"

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

Bathroom 9'11" x 6'11"

Complete with low flush WC, hand wash basin, bath with overhead shower and frosted window to the rear elevation.

Bedroom Two 8'7" x 12'11"

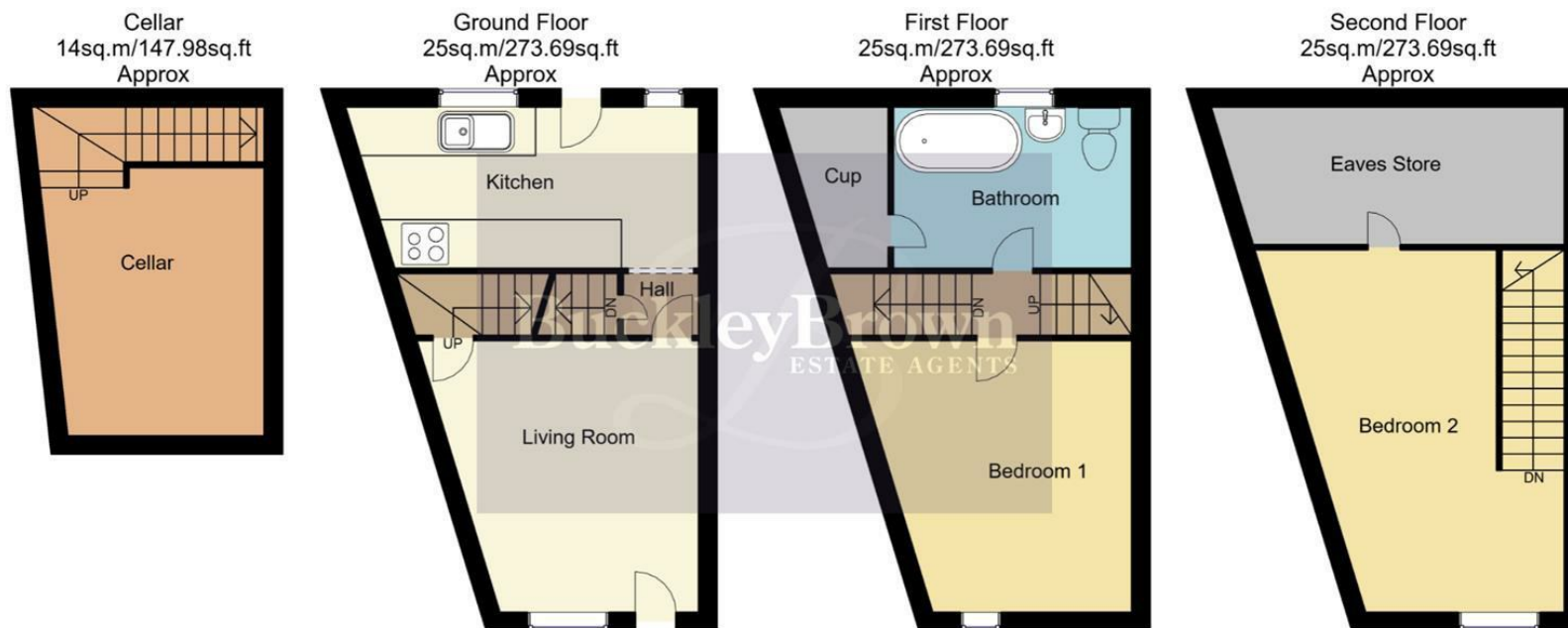
Carpeted flooring, central heating radiator and window to the front elevation.

Outside

Low maintenance rear garden mostly laid with lawn.



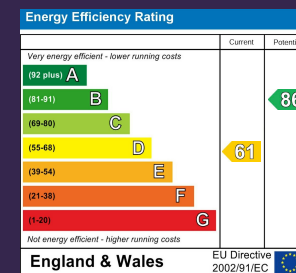




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 is 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. Specially 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.



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