



£150,000 Freehold

39 DOUGLAS ROAD | FOREST TOWN | MANSFIELD | NG19 0LT

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TENANT IN SITU... Nestled in the charming area of Forest Town, Mansfield, this delightful semi-detached house on Douglas Road offers a perfect blend of comfort and convenience. This opportunity is investors looking for easy growth on their portfolio. Let's take a look inside...

As you step inside, you are greeted by a welcoming reception room with ample space for all your desired furnishings. This inviting space is perfect for relaxing after a long day or entertaining friends and family. The layout flows seamlessly into the kitchen area.

Venturing upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat. The bathroom, conveniently located on this floor, is ready to be updated to suit your preferences, ensuring that your daily routines are both comfortable and efficient.

Outside, the property boasts a modest garden that presents a blank canvas for gardening enthusiasts or those seeking a tranquil outdoor space. Whilst the front also hosts a private driveway and garage. The semi-detached nature of the house also allows for a sense of privacy while still being part of a friendly neighbourhood.

Call now to arrange a viewing!





Hall

With a handy storage cupboard and access into;

Living Room 11'11" x 15'3"

Carpeted reception room with a central heating radiator, access upstairs and a window to the front.

Kitchen 11'11" x 8'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and space for additional fixtures. Window and an external door to the rear elevation.

Landing

With access into;

Bedroom One 12'1" x 7'6"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Two 8'11" x 8'6"

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

Bathroom 5'7" x 6'3"

Three piece suite fitted with a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side elevation.

Garage 8'3" x 16'4"

Accessible from the front elevation with an external door to the side.

Outside



Low maintenance frontage with a path to the front door, private driveway and a garage for secure off road parking. The rear garden boasts a generous lawn, patio seating area and fence surround.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(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 property. On the left is a brick house with a white-framed double door and a window. To the right of the house is a small wooden shed. A large, leafy green tree stands on the right side of the garden. The foreground is a grassy lawn. A purple text box is overlaid in the top left corner.

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MANSFIELD
NG19 0LT

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