



£110,000 Freehold

17 GEDLING STREET | | MANSFIELD | NG18 4AH

BuckleyBrown
ESTATE AGENTS

MOVE IN READY!... Nestled on the charming Gedling Street, this delightful terraced house offers a perfect blend of comfort and convenience. The location is ideal for those seeking a vibrant community atmosphere, with local amenities and transport links just a stone's throw away. This two-bedroom home is a wonderful opportunity for first-time buyers or investors!

As you step inside, you are greeted by a warm and inviting ground floor. The spacious dining room is perfect for family meals and entertaining friends, while the cosy living room provides a tranquil space to unwind after a long day. The well-appointed kitchen, with its modern fittings is very functional, making cooking a pleasure. Ascending to the first floor, you will find two comfortable bedrooms, each offering a peaceful retreat. Additionally, a charming room in the roof adds versatility to the space, perfect for a study, playroom, or guest accommodation.

Outside, the property boasts a quaint garden that invites you to enjoy the fresh air and sunshine. This outdoor space is ideal for summer barbecues or simply relaxing with a good book.

Call now to book a viewing!





Dining Room

First room on entrance is the dining room; with built in cupboard, feature fireplace, central heating radiator, ample room for your desired furniture. Window to the front elevation.

Living Room

Living room with central heating radiator and feature fireplace, window to the side elevation.

Kitchen

The kitchen is fitted with matching wall and base cabinets, space for integrated appliances, an oven which will remain, an inset sink, a central heating radiator, and a window to the rear elevation.

Utility

Utility area with built in cupboards and patio door leading out to the rear garden.

Landing

Landing leading up to the first floor.

Bedroom Two

Spacious bedroom with central heating radiator, built in wardrobe and window to the front elevation.

Bedroom Three

Spacious bedroom with central heating radiator and window to the rear elevation.

Bathroom

Three piece bathroom with bath, hand wash basin and low flush WC.



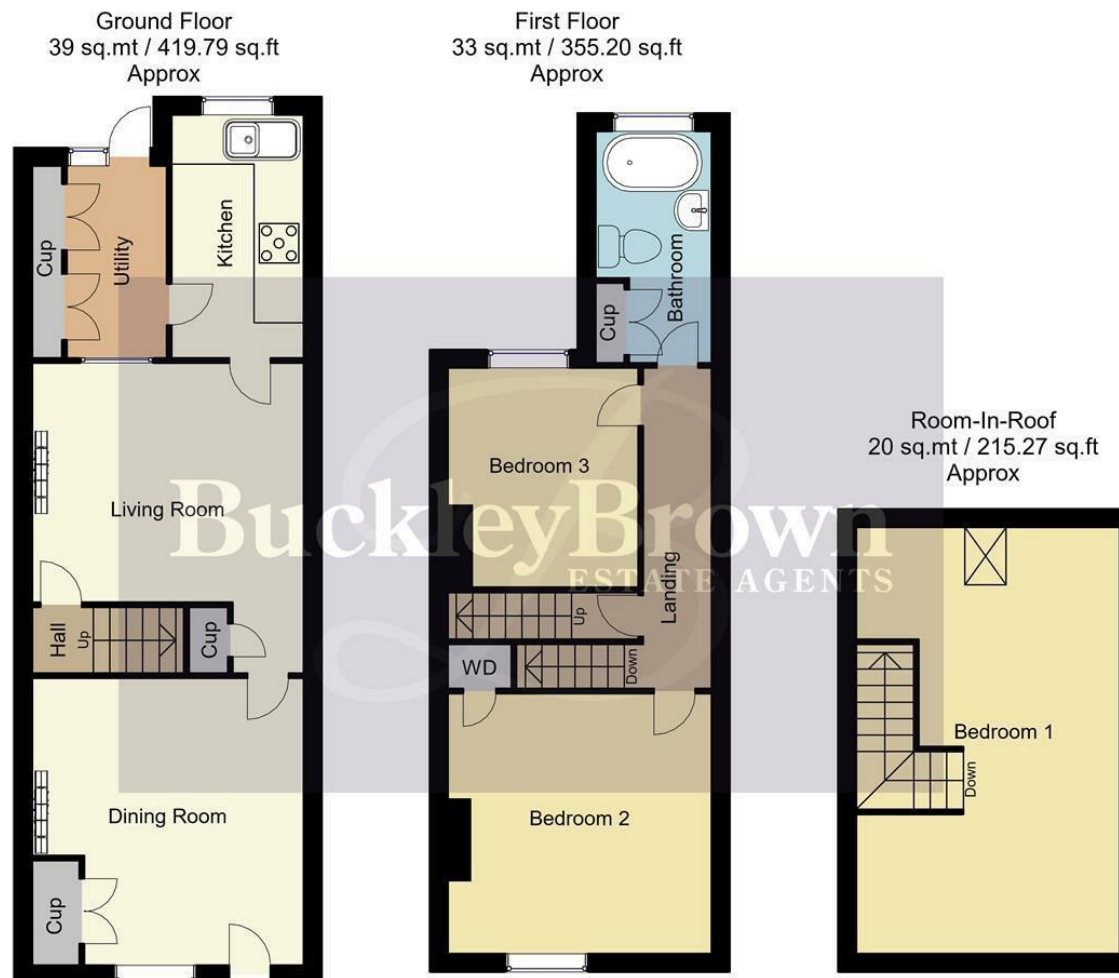
Room in Roof

Carpeted room in roof with traditional wooden beams, velux windows and ample space for your desired furniture. Ideal for a bedroom.

Outside

The rear garden is laid with artificial lawn and includes a footpath providing access through the space.





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. Specifically 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		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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