



£140,000 Freehold

109 HALL STREET | | MANSFIELD | NG18 3AR

BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!... This delightful end-terrace house offers a perfect blend of comfort and convenience for the whole family to enjoy. The location is ideal for families and professionals alike, with local amenities, schools, and parks just a stone's throw away.

Upon entering the property, you are greeted by a spacious and inviting ground floor. Designed with a seamless flow between the living and dining areas, creating a warm and welcoming atmosphere. The neutral decor throughout provides a blank canvas, ready for you to add your personal touch. The well-appointed kitchen is functional and bright, offering ample space for culinary adventures and family gatherings. Completing the ground floor is a three piece bathroom!

Venturing upstairs, you will find three generously sized bedrooms, each filled with natural light and offering plenty of storage options.

Additionally, the property boasts a charming room in the roof, which can serve as a versatile space for hobbies, a playroom, or even a quiet retreat. This unique feature adds character and extra functionality to the home, making it even more appealing.

Outside, the property benefits from a modest garden area, perfect for enjoying the fresh air or hosting summer barbecues. The end-terrace position allows for added privacy, while still providing a sense of community.

Call now to arrange your viewing!





Dining Room 11'11" x 11'2"

Laminate flooring, central heating radiator, built in storage cupboard and a window to the front elevation.

Living Room 11'11" x 12'5"

Laminate flooring, central heating radiator and a window to the rear.

Kitchen 6'8" x 9'3"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and additional space for a washing machine/tumble dryer. Windows and an external door to the side elevation.

Bathroom 6'5" x 6'0"

Convenient downstairs bathroom fitted with a hand wash basin, low flush WC and a

bath with an overhead shower. Window to the rear elevation.

Landing

With access into;

Bedroom One 8'10" x 12'7"

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

Bedroom Two 12'1" x 8'2"

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

Bedroom Three 7'1" x 12'3"

Carpeted flooring, central heating radiator and dual aspect windows to the side and rear elevations.

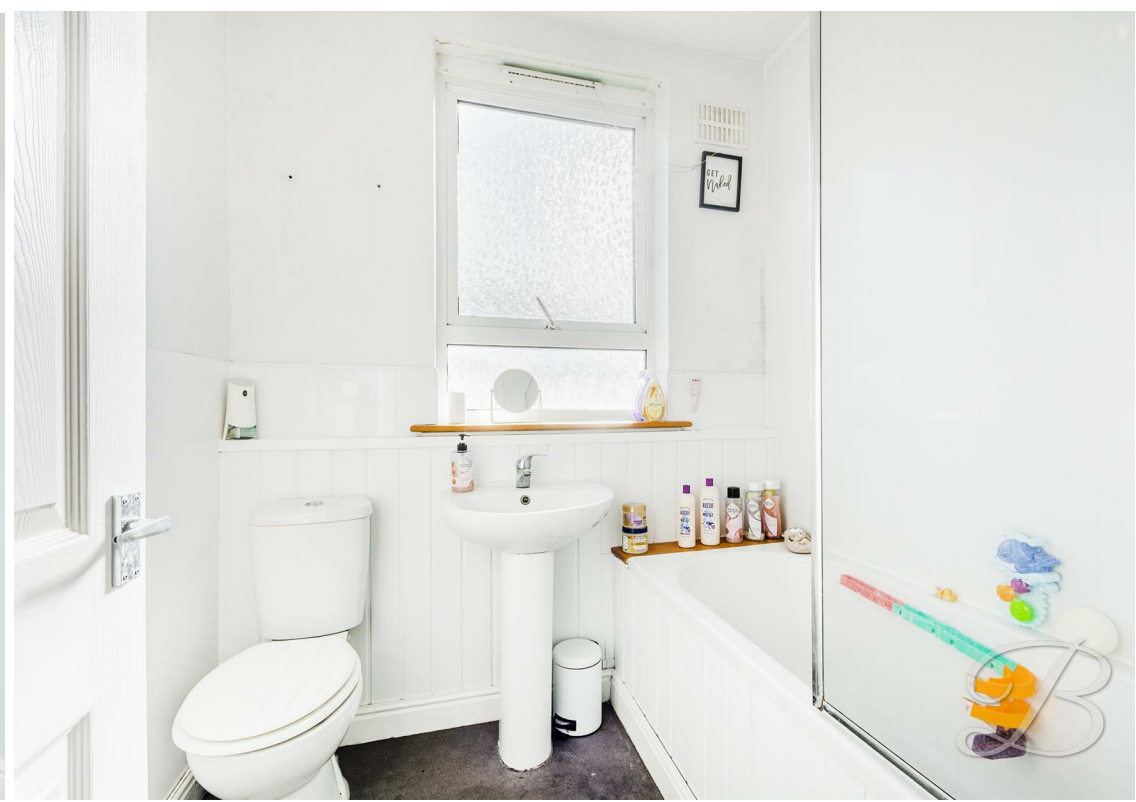
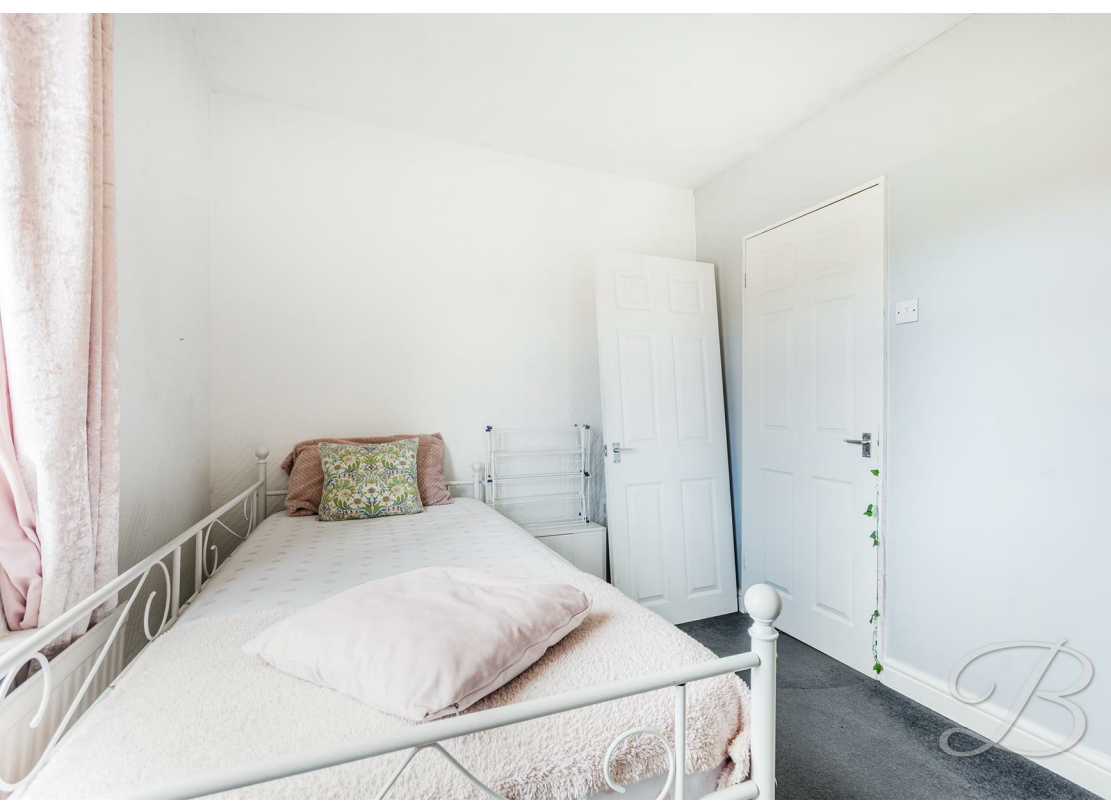
Room In Roof 11'11" x 14'7"

Versatile room fitted with a velux window.

Outside



Low maintenance frontage whilst the rear garden hosts an artificial lawn 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. 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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