



Offers Over £95,000 Freehold

40 SPENCER STREET | | MANSFIELD | NG18 5LR

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* The property is well suited to those seeking their first home. Alternatively, the property can be sold with the existing tenant, currently achieving £750pcm. Call our team for further information!\*\*\*

**MORE THAN MEETS THE EYE!...** This wonderful two bedroom mid terrace is located in the heart of Mansfield, many local amenities, walking distance to both the bus and train station and close to the local hospital. This property boasts a great internal layout and is well presented throughout, making it move in ready.

Upon entry you will be welcomed into a light and airy lounge which is of a great size. Leading nicely from here is a dining room which provides ample room for a table and chairs, creating the perfect space to entertain friends and family. Heading further you will be pleased to find a lovely kitchen complete with matching cupboards and units and a door to the side for convenient access to the garden.

The first floor hosts two well appointed bedrooms that are decorated in a neutral colour palette and the master benefitting from built in wardrobes. To complete this floor there is a brilliant family bathroom fitted with a bath suite in white. Don't miss out on this one, call now to arrange a viewing!





#### Dining Room 11'6" 11'9"

With carpet flooring, radiator and window to the front elevation.

#### Lounge 11'9" 15'5"

With carpet flooring, radiator and window to the rear elevation.

#### Kitchen 7'4" 17'7"

Fitted with wall, base and drawer units with complimentary work surfaces above. Finished with vinyl flooring, radiator, window to the rear and a door to the garden.

#### Bedroom One 11'5" 11'6"

With carpet flooring, radiator, fitted wardrobes and a window to the front elevation.

#### Bedroom Two 8'3" 12'6"

With carpet flooring, radiator and a window to the rear elevation.

#### Bathroom 6'10" 9'7"

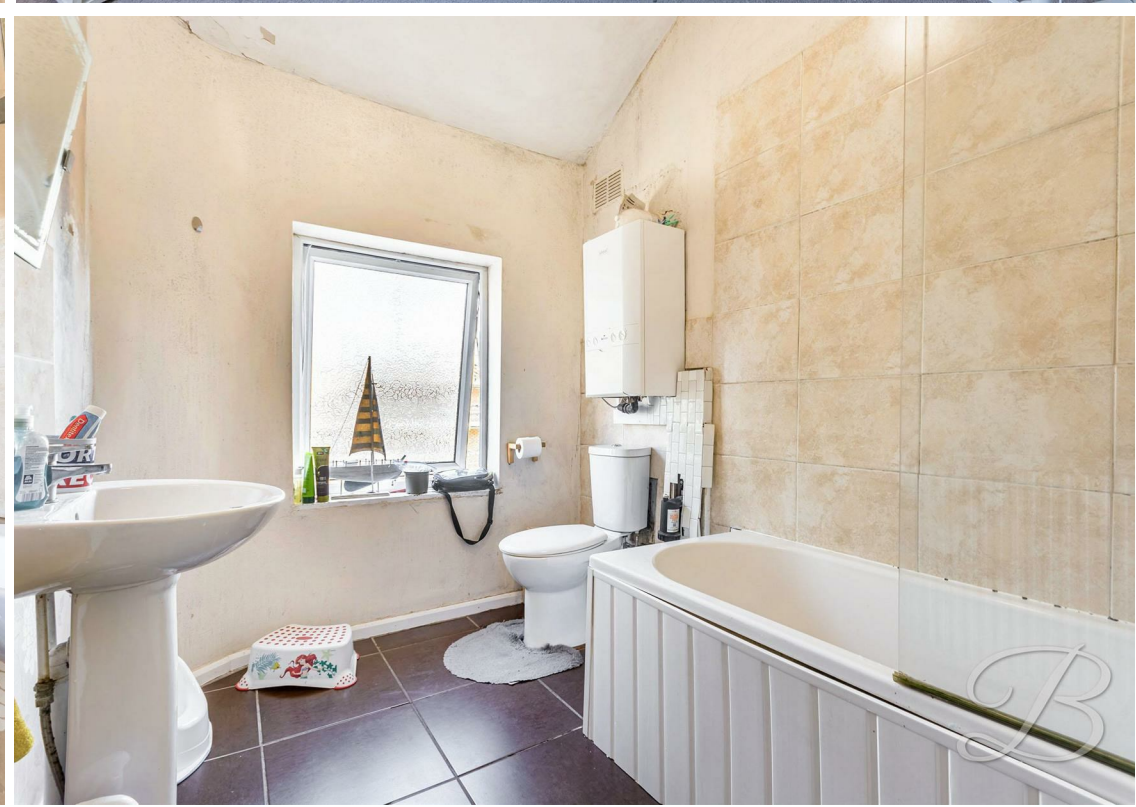
Fitted with a low flush WC, hand wash basin and a panelled bath with an overhead shower. Finished with tiled flooring, part tiled walls and a window to the rear.

#### Outside

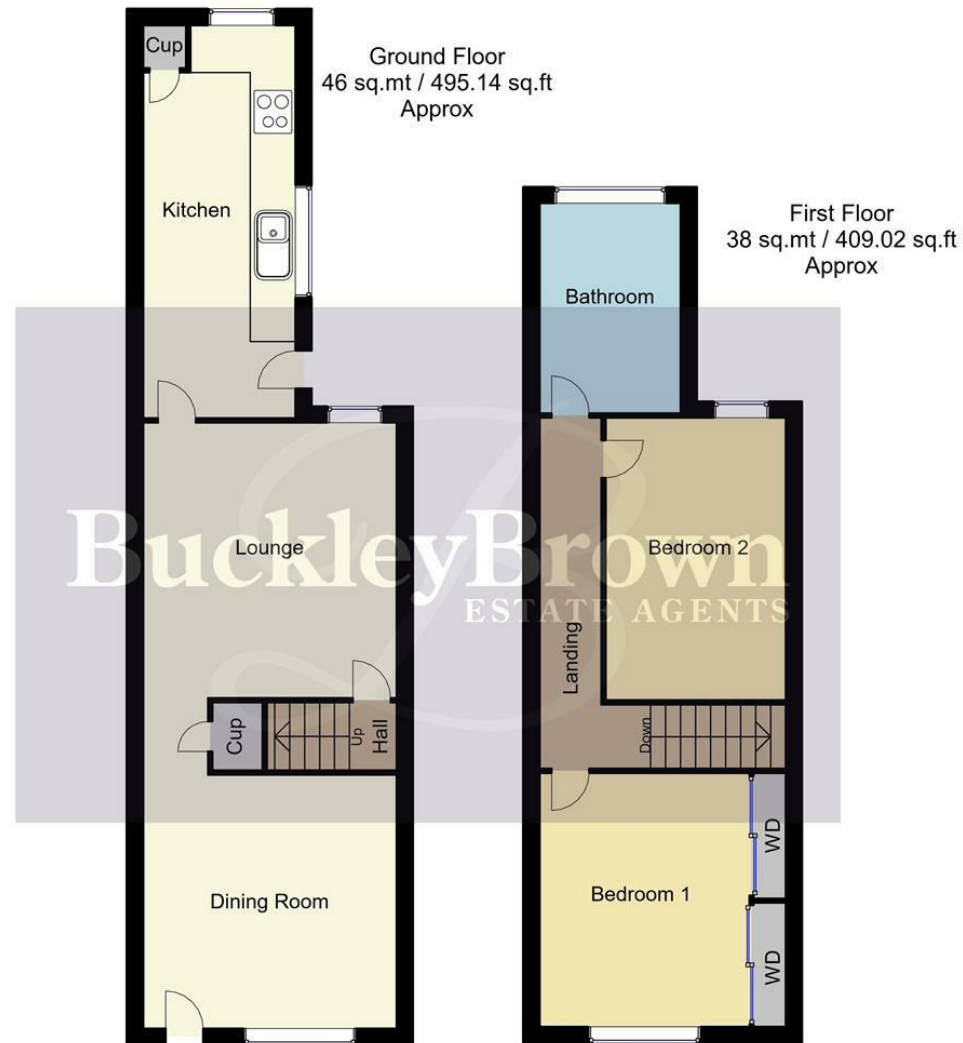
Low maintenance to the front and rear.











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.

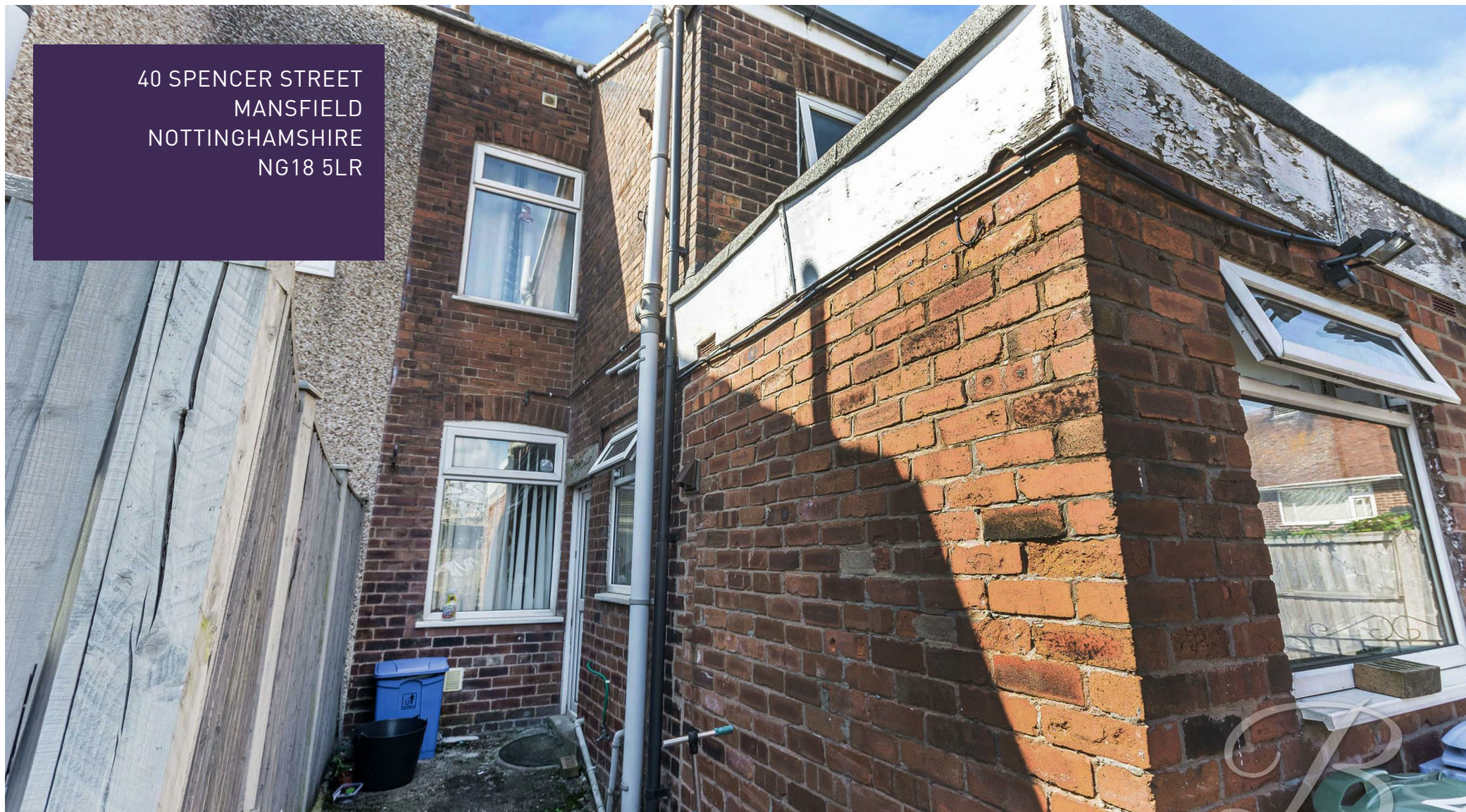
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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NOTTINGHAMSHIRE  
NG18 5LR



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