

## 256 North Street, Langwith, Mansfield, NG20 9BN

Price Guide £99,000

- Three Bedroom Terrace
- Good Size Enclosed Rear Garden
- Kitchen
- Viewing Recommended
- Open fire Heating
- No Upward Chain

# 256 North Street, Mansfield NG20 9BN

**\*\*Create Your Own Stamp\*\***

Tassi are delighted to offer to the market this three bedroom home which provides spacious accommodation arranged over two floors to include, kitchen, lounge and family shower room to the ground floor, with the first floor landing giving access to the three good size bedrooms.

Benefiting from UPVC double glazing and open fire heating, the property occupies a good size plot with lawned gardens, paved seating area, brick built storage shed and low maintenance enclosed front with gated driveway

Situated in Langwith the property is located within easy reach of facilities including schools, shops, churches, and parks. Main road routes and local transport links give access to nearby Mansfield, Chesterfield and Nottingham.

Offered to the market with no upward chain. Viewing is recommended.



Council Tax Band: A



#### Ground Floor Accommodation

leading to;

#### Lounge

Access from the UPVC front door, Upvc window to the front aspect and rose light fitting.

#### Inner Hall

With good size storage cupboard.

#### Kitchen

UPVC double glazed window to the rear elevation, a UPVC double glazed window to the rear elevation, radiator, fire, rose light fitting and base unit housing sink.

#### Shower Room

Fitted with a 4 piece suite comprising of corner bath, shower ,wash basin and WC.

Obscure UPVC double glazed window to the rear elevation radiator and ceiling light point.

#### First Floor Accommodation

#### First Floor Landing

With loft hatch access and access into;

#### Bedroom One

UPVC double glazed window to the rear elevations, radiator, ceiling light point, and storage cupboard housing water tank.

#### Bedroom Two

UPVC double glazed window to the front elevation, ceiling light point and radiator

#### Bedroom Three

UPVC double glazed window to the front elevation, ceiling light point and radiator

#### Outside

With gated access with pedestrian path leading to the low maintenance garden with access to the front door.

The rear garden enjoys a fantastic plot of good size, fully enclosed with brick built storage to the bottom end of the garden and access out to the rear,

#### Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

#### Disclaimer

#### Disclaimer Notes

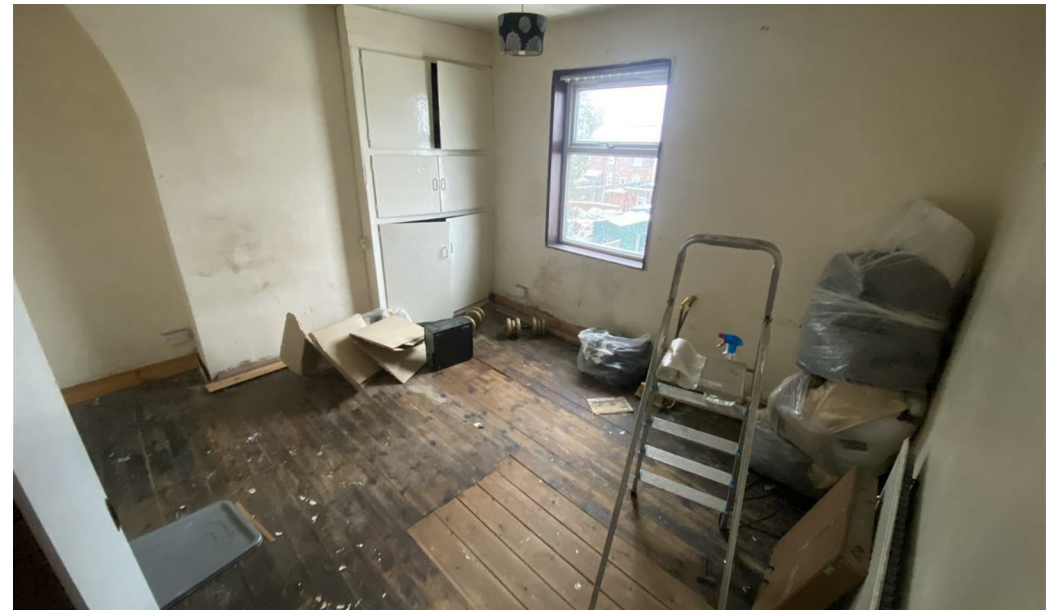
Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

#### Money Laundering

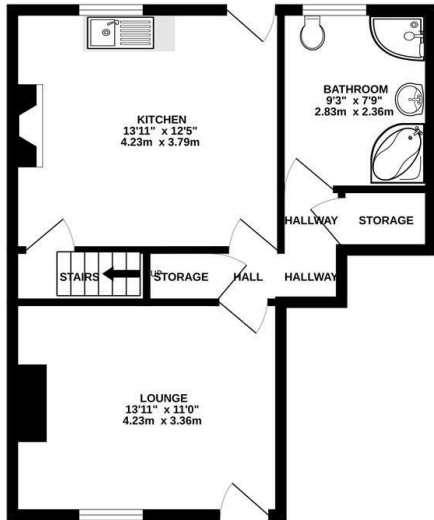
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding

with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property

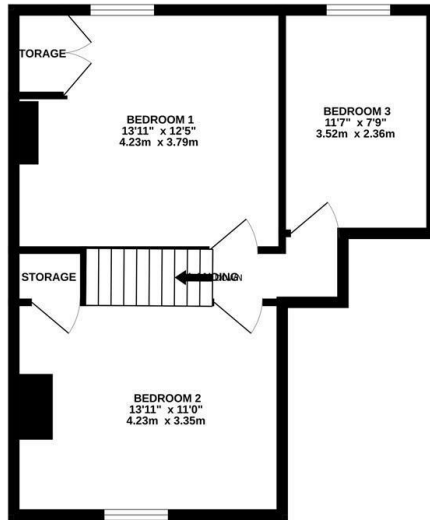




GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.

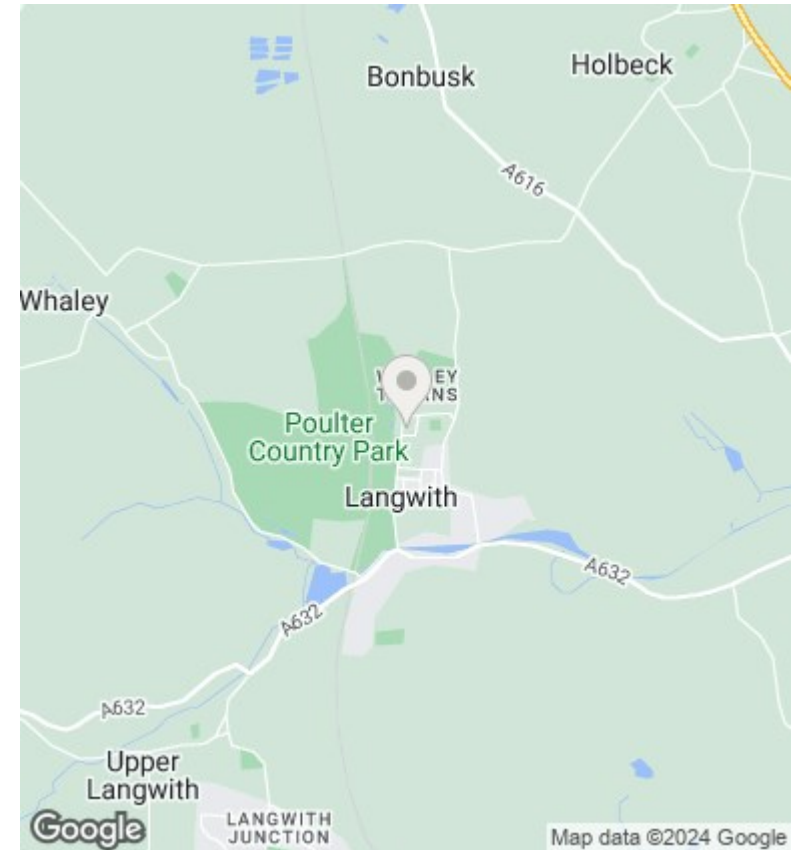


1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA - 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	