



**194 Victoria Street
Mansfield, NG18 5RZ**

£89,850

- A TWO BEDROOM SEMI-DETACHED HOUSE, WITH NO UPWARD CHAIN.
- TWO SEPARATE RECEPTION ROOMS AND FITTED KITCHEN TO THE REAR.
- SMALL FRONTAGE TO THE PROPERTY AND GARDEN TO THE REAR.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- TO THE FIRST FLOOR ARE THE TWO BEDROOMS AND MODERN BATHROOM.
- POTENTIAL RE-SALE VALUE OF £110,000 AND POSSIBLE RENT OF £700PCM.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

Head south on Albert Street, turning right onto St. Peter's Way. Turn right onto Portland Street, left onto Peacock Street and then left onto Rooth Street. Turn right onto Victoria Street and the property is further up on the right hand side.

ACCOMMODATION COMPRISES

LOUNGE

12'4 into bay x 11'7 (3.76m into bay x 3.53m)

UPVC bay window and door to the front aspect. Radiator. Gas and electric meters and consumer unit.

DINING ROOM

14'1 incl understairs x 11'8 (4.29m incl understairs x 3.56m)

UPVC double glazed rear aspect, radiator and stairs rising to the first floor.



KITCHEN

10'7 x 6'1 (3.23m x 1.85m)

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Tiled flooring. UPVC double glazed door and window.

FIRST FLOOR

LANDING

BEDROOM ONE

11'7 x 10'8 (3.53m x 3.25m)

UPVC double glazed front elevation, radiator and built in storage with loft access.



BEDROOM TWO

10'10 x 8'7 (3.30m x 2.62m)

Radiator. UPVC double glazed rear elevation.



BATHROOM

Modern suite comprising shower bath, counter-top basin with vanity fitment and WC. Cupboard housing the combination boiler. Full tiling to the walls, radiator and UPVC window.

OUTSIDE

There is a small forecourt to the property. There is an enclosed garden to the rear.

The property is in council tax band A (Mansfield District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

under the Protecting Against Money Laundering

and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5672/18.06.2024

