



91 Rosemary Street
Mansfield, Nottinghamshire NG18 1QY
Offers Over £150,000

- A SUBSTANTIAL, FOUR-BEDROOM PROPERTY, WITH NO UPWARD CHAIN
- GAS HEATING (COMBINATION BOILER) AND MAJORITY DOUBLE GLAZING
- GOOD SIZED KITCHEN WHICH INCLUDES INTEGRATED ELECTRIC OVEN AND HOB
- SMALL FRONT GARDEN, ENCLOSED REAR GARDEN, BACKING ONTO PLAYING FIELD
- RENT IN THE REGION OF £850.00-£900.00PCM AS AN INDIVIDUAL PROPERTY
- WOULD SUIT FAMILY OWNER-OCCUPIER, PRIVATE RENTAL, OR POTENTIAL HMO
- PORCH, HALLWAY, LOUNGE TO THE FRONT AND DINING ROOM TO THE REAR
- THERE ARE FOUR BEDROOMS AND BATHROOM WITH THREE-PIECE SUITE
- ON THE VERY EDGE OF MANSFIELD TOWN CENTRE AND ITS AMENITIES
- ROOM RENT OF £100.00-£120.00 PER WEEK, PER ROOM AS AN HMO

VIEWING:

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

DIRECTIONS:

From Stockwell Gate in the centre of Mansfield, turn right heading clockwise towards Chesterfield Road. This becomes Rosemary Street and after the traffic lights at Ladybrook Lane, the property is immediately on the left.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

UPVC outer door. Single glazed inner door to:

HALLWAY

Radiator, laminate flooring and stairs rising to the first floor.

LOUNGE

14'2 into bay x 11'10 (4.32m into bay x 3.61m)

Secondary glazed bay window to the front. Radiator.

DINING ROOM

12'6 x 12'2 (3.81m x 3.71m)

Radiator. UPVC double glazed rear window.



KITCHEN

16'7 x 8'5 narrowing to 5'6 (5.05m x 2.57m narrowing to 1.68m)

Fitted with several base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, hob and cooker hood. Under stair cupboard, housing the electric meter and consumer unit. UPVC windows, UPVC rear door and radiator.

FIRST FLOOR

LANDING

Loft access, radiator and built in cupboard.

BEDROOM ONE

12'2 x 10'1 (3.71m x 3.07m)

Radiator. UPVC rear elevation.



BEDROOM TWO

9' plus recess x 8'6 (2.74m plus recess x 2.59m)

Radiator. UPVC front elevation.



BEDROOM THREE

8'2 x 8'1 (2.49m x 2.46m)

UPVC front elevation. Radiator.



BEDROOM FOUR

12'2 x 6'10 narrowing to 5'8 at chimney (3.71m x 2.08m narrowing to 1.73m at chimney)

Radiator. UPVC front elevation.



BATHROOM

Three-piece suite comprising, bath, wash hand basin and WC. Radiator. UPVC window.



OUTSIDE

There is a small frontage to the property and an enclosed garden to the rear. A gate provides

access to a path, where refuse bins can be taken out for collection.



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

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.

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.

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. MA5734/13.11.2024

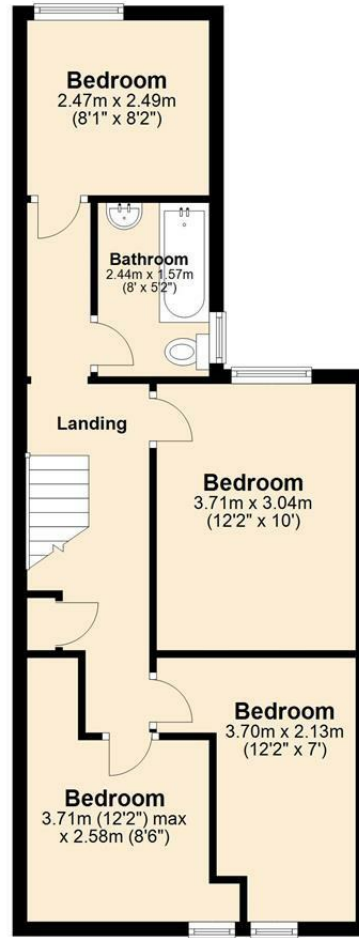
Ground Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



Total area: approx. 97.2 sq. metres (1045.7 sq. feet)

Kristine Princa
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

