



76 Somersall Street
Mansfield, Nottinghamshire NG19 6EP
£250,000

- AN EXCEPTIONALLY RARE OPPORTUNITY TO PURCHASE A HOUSE AND WORKSHOPS.
- OPEN PLAN HALLWAY WHICH ALLOWS ACCESS DIRECTLY THROUGH INTO THE LIVING ROOM.
- TO THE FIRST FLOOR THERE ARE TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE-PIECE SUITE.
- MUCH OF THE MACHINERY AND PLANT IS AVAILABLE BY SEPARATE NEGOTIATION WITH THE SELLER.
- LOCATED JUST OFF WESTFIELD LANE, OFFERING GOOD TRANSPORT LINKS AND A RANGE OF AMENITIES.
- A TWO BEDROOMED SEMI-DETACHED PROPERTY WITH GAS HEATING AND UPVC DOUBLE GLAZING.
- FITTED KITCHEN WITH LIGHT OAK UNITS AND ARCHWAY THROUGH TO AN OFFICE OR UTILITY ROOM.
- A REMOTE CONTROL, ELECTRIC BARRIER PROVIDES SECURITY AND LEADS TO THE LARGE FORECOURT.
- IDEAL FOR A SELF-EMPLOYED PERSON OR EVEN AS INVESTMENT, RENTING OUT THE TWO CONSTITUENT PARTS.

VIEWING:

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

DIRECTIONS

From the bottom of Stockwell Gate in Mansfield town Centre, proceed clockwise around Rosemary Street. Turn left at the traffic lights onto Westfield Lane and towards the top of here, turn left onto Somersall Street. The property is further up here on the right-hand side.

ACCOMODATION COMPRISES

ENTRANCE AREA

UPVC front door. With stairs immediately facing. Open plan through to the lounge.

LOUNGE

15'5 x 14'9 (4.70m x 4.50m)

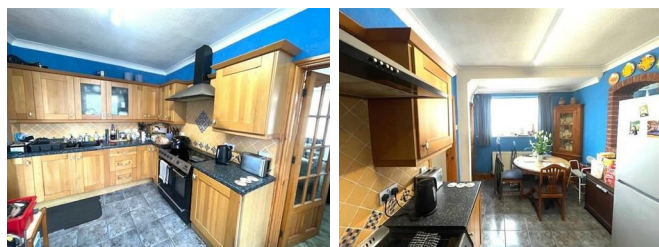
UPVC double glazed bay to the front. Two radiators and ornamental brick fireplace with raised hearth.



BREAKFAST KITCHEN

14'9 x 9'0 (4.50m x 2.74m)

Fitted with light Oak style base and eye level units, work surfaces and sink unit and single drainer. Fitted cooker hood and space for a range cooker. Under stair cupboard. Radiator, tiled flooring and UPVC side window. Archway through to a study or utility room.



STUDY/UTILITY ROOM

13'0 x 5'9 (3.96m x 1.75m)

Built in cupboard. Radiator, tiled flooring and UPVC door and window.

FIRST FLOOR

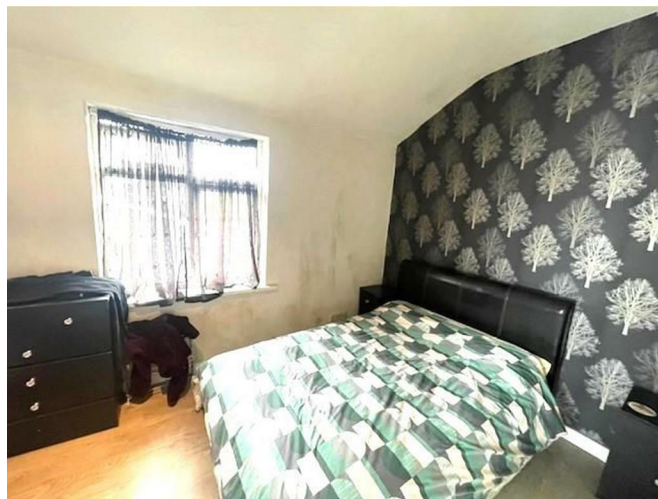
LANDING

Upvc elevation.

BEDROOM ONE

14'7 x 9'2 (4.45m x 2.79m)

narrowing to 5'10. Possibly two bedrooms at one time. UPVC double glazed rear elevation. Radiator.



BEDROOM TWO

14'1 x 8'7 (4.29m x 2.62m)

Built in wardrobe, radiator and UPVC double glazed front elevation.



BATHROOM

Three-piece white suite comprising paneled bath, wash hand basin and WC. Electric shower, chrome radiator and UPVC obscure glaze. Cupboard housing the combination boiler.



OUTSIDE

This is where the property offers its unique selling point. A remote controlled electric barrier offers security and provides access to a tarmac and concrete forecourt, large enough for several vehicles. This area extends to the rear of the house, where a separate garden area could be created, if required.



WORKSHOP ONE

42'5 x 20'2 (12.93m x 6.15m)



WORKSHOP TWO

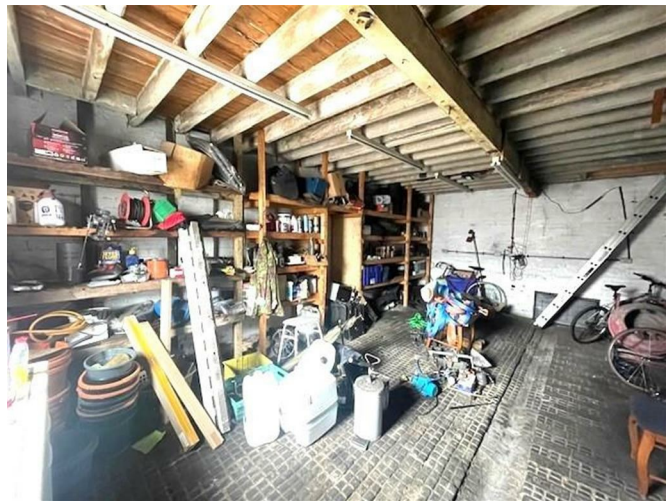
24'7 x 11'0 (7.49m x 3.35m)



WORKSHOP THREE

24'1 x 15'2 (7.34m x 4.62m)

the former dairy shed and still having dairy, tiled flooring.



The workshops do offer single and three phase electricity, although this does need re-connecting. As previously mentioned, my client would be willing to negotiate on the contents of the workshops, in terms of machines, equipment and plant.

The workshops have a current rateable value of £2,250 (April 1st 2023 to present).

The house is in council tax band A (Mansfield district council)

FINANCIAL ADVISE


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 license 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. MA5809/16.7.25

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	