



109 Beck Crescent, Mansfield NG19 6SP

£135,000

A sensibly priced semi detached family home of immediate interest to the first time buyer or buy to let investor looking for a property that provides good sized living space complemented by three usable bedrooms.

- LOUNGE PLUS SEPARATE DINING ROOM
- KEENLY PRICED
- GENERALLY WELL APPOINTED
- SCOPE FOR PROFITABLE REFINEMENT

DESCRIPTION AND SITUATION

The sale of this semi detached property will be of immediate interest to either the first time buyer looking for an affordable starter home or the prudent buy to let investor looking for a property with excellent potential for renting out.

The property is of monolithic concrete construction ("Wimpey No-Fines") beneath a pitched and hipped, tiled roof. It stands on a medium size, generally level plot with a forecourt that could be adapted to create off street parking if required.

The property provides a practical layout; on the ground floor, a lounge and separate dining room provide plenty of living space whilst at first floor level there are two double bedrooms and a good size single bedroom.

The property is generally well appointed although certain aspects of the internal specification are ripe for profitable refinement to personal taste which will add value. This has been more than adequately reflected in the competitive asking price when due consideration is given to the values that fully modernised properties within this development command.

The property is located in an area that is generally well served by schooling facilities. It gains good access into Mansfield town centre with all of its facilities. It is generally considered that there is high demand for rented accommodation in this area with rental demand outstripping supply.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) and an early inspection is warmly recommended to avoid disappointment.

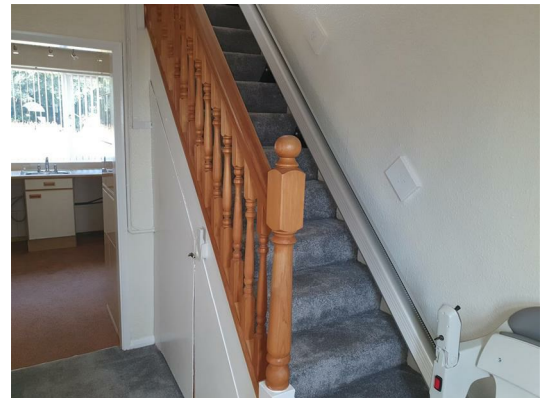
ACCOMMODATION

The main accommodation with approximately room sizes may be more fully described as follows:

GROUND FLOOR:

ENTRANCE HALL 6'7" x 10'5" (2.01 x 3.2)

Staircase giving access to the first floor accommodation, understairs storage cupboard incorporating the gas and electric meters. Central heating radiator.

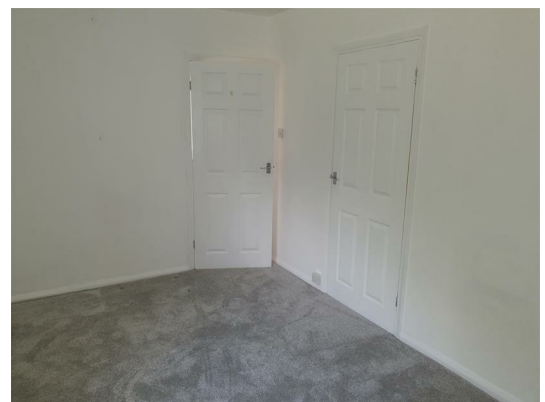
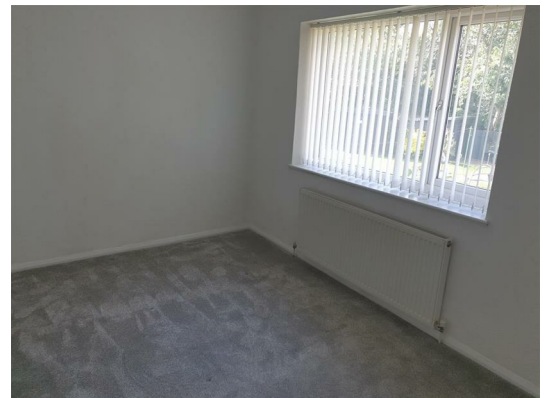


LOUNGE 14'0" x 10'5" (4.28 x 3.2)

Electric focal fire set within a decorative surround. Double glazed window and central heating radiator.

**DINING ROOM 10'7" x 10'6" (3.25 x 3.21)**

Double glazed window and central heating radiator.



KITCHEN 9'9" x 9'10" (2.99 x 3.01)

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, plumbing for washer, space for cooker, inbuilt storage cupboard, double glazed window and central heating radiator.

**FIRST FLOOR:****LANDING**

Cupboard containing the Baxi wall mounted gas condensing combination boiler.

**BEDROOM 11'1" x 10'3" (3.39 x 3.14)**

Inbuilt storage cupboard, double glazed window and central heating radiator.

BEDROOM 14'1" x 8'9" (4.31 x 2.68)

Inbuilt cupboard, double glazed window and central heating radiator.

**BEDROOM 9'5" x 7'2" max (2.89 x 2.2 max)**

Double glazed window, inbuilt cupboard and central heating radiator..

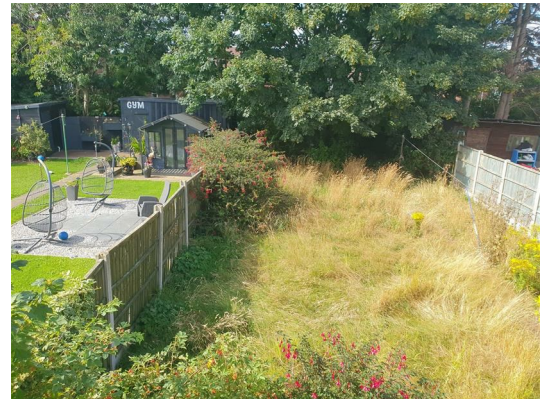


WET ROOM/WC 5'5" x 6'3" (1.66 x 1.93)

With sealed floor, electric shower, wash hand basin, WC. Full height tiling to the walls and chrome radiator.

**OUTSIDE**

The forecourt has been paved with bricks for ease of maintenance. It offers potential to create off street parking if needed. To the right hand side of the house there is covered access leading to a brick built WC and two useful brick built stores. The rear gardens are level and surrounded by fences.

**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure via the Sole Selling Agents.

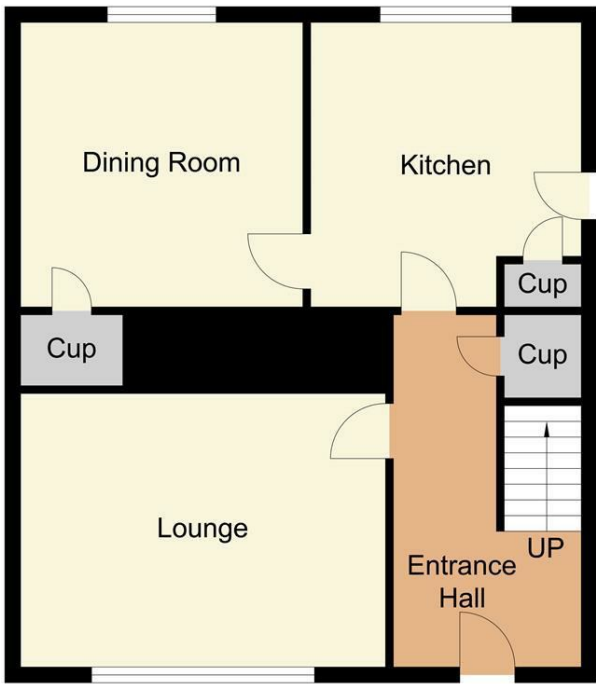
SERVICES

All main services are available and connected. Drainage is to the main sewer. Beck Crescent is made up and is an adopted highway repairable at the public expense.

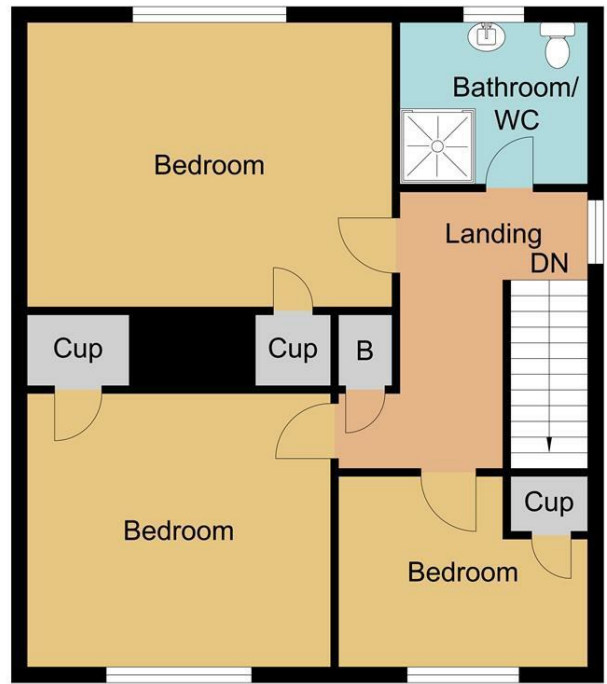
COUNCIL TAX - BAND A

The local authority is Mansfield District Council. The property is listed in Band A for council tax purposes.

Beck Crescent, Mansfield



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

