



39 Cavendish Street, Mansfield NG18 2RU

Offers Around £135,000

A stunning, beautifully appointed traditional town house sympathetically modernised to create a stylish specification combined with traditional character and size. Viewing essential.

- Separate but adjoining lounge/dining room
- Good quality kitchen
- Two double bedrooms
- Scope to create a third bedroom
- Refurbished bathroom
- Viewing essential

DESCRIPTION AND SITUATION

The sale of this rather special, traditional Victorian town house will be of immediate interest to the more discerning first time buyer or working couple looking for a starter home that combines traditional space and character with modern amenity.

The property has been maintained to a high standard. It has been modernised in sympathy with the original Victorian design. The result is a home that is both practical, stylish and a ready made home.

Interested parties should note that the front bedroom is considerably larger than average. It features two windows and has the potential to sub divide to create a third bedroom if required.

The property has attractive, essentially low maintenance gardens at the rear. It is situated within a popular, established residential location and gains good access into Mansfield town centre with all of its facilities.

An early inspection will not be regretted in this we recommend without hesitation.

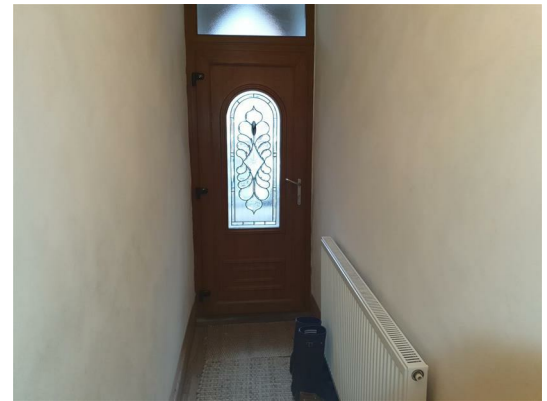
ACCOMMODATION

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

OPEN STORM PORCH

ENTRANCE HALL

With central heating radiator, staircase giving access to the first floor accommodation.



LOUNGE 11'3" x 13'10" into bay (3.43 x 4.22 into bay)

Double glazed window, central heating radiator. Open to:



DINING ROOM 11'7" x 11'2" (3.55 x 3.41)

Electric focal fire, central heating radiator and double glazed upvc french door to rear gardens.

**KITCHEN 8'6" x 10'2" (2.6 x 3.1)**

Equipped with good quality Oak fronted units complemented by a sparkling ceramic tiled floor creating a smart and practical working environment. Single drainer sink unit, four ring gas hob/oven with extractor fan above, plumbing for washer, space for fridge, modern radiator, double glazed window and door to the cellar that provides useful additional storage space.



FIRST FLOOR:

LANDING

Attractive natural pine balustrading to the staircase. Attractive natural pine doors to all rooms.

**BEDROOM 14'8" x 11'1" (4.49 x 3.4)**

A substantially larger than average bedroom with two double glazed windows offering potential to divide in order to create a third bedroom if required. Attractive natural pine floor plus central heating radiator.

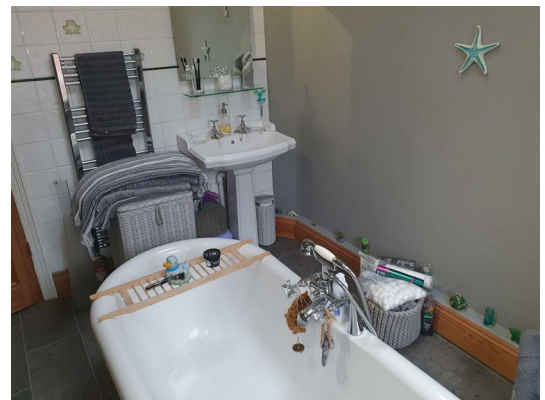


BEDROOM 9'1" x 11'4" (2.77 x 3.46)

Double glazed window and central heating radiator.

**BATHROOM/W.C 8'5" x 10'4" (2.59 x 3.17)**

Beautifully refurbished with an Edwardian style bathroom suite including a free standing roll top bath with ball and claw feet, wash hand basin, central heating radiator plus chrome radiator. Cupboard containing the gas boiler. Double glazed window plus Velux window to the roof slope taking maximum advantage of natural sunlight.



OUTSIDE

To the front of the property there is a forecourt set behind a stone wall. There are cottage style gardens at the back of the property that are essentially low maintenance in nature and comprise of a paved patio, along with shrubs surrounded by fencing.

**ADDITIONAL FRONT PHOTO****TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

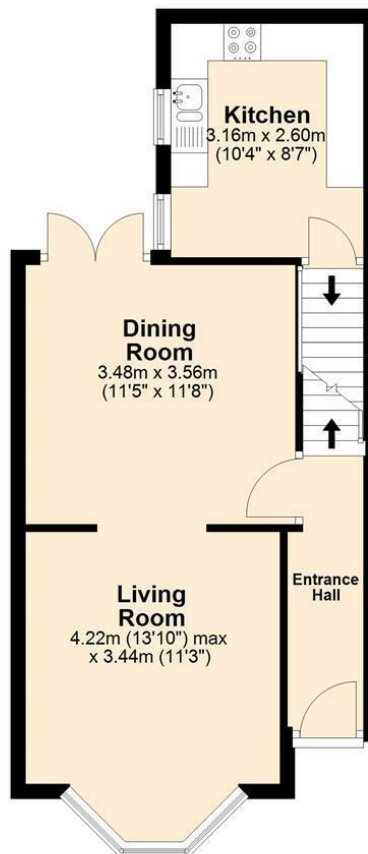
SERVICES

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

COUNCIL TAX BAND - A

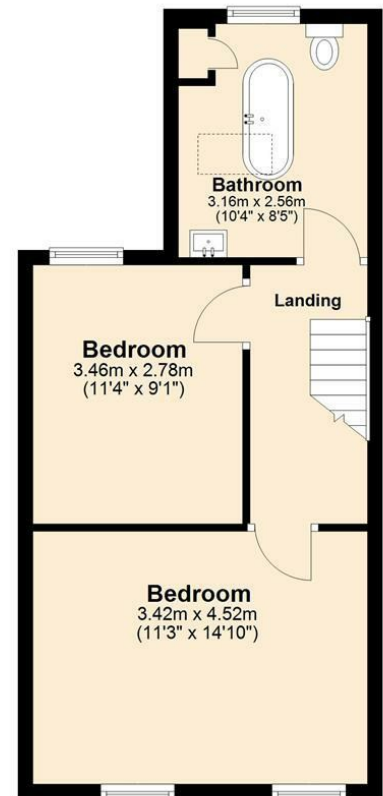
Ground Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



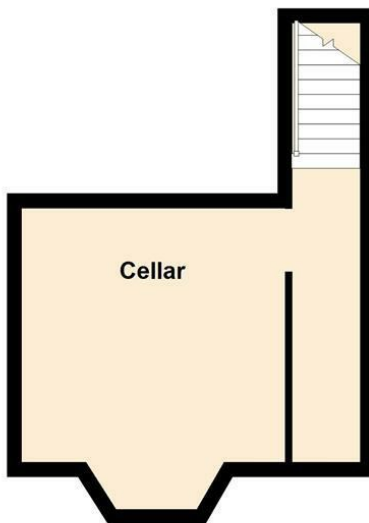
First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Basement

Approx. 18.9 sq. metres (203.0 sq. feet)



Total area: approx. 98.4 sq. metres (1059.7 sq. feet)

Kristine Princa
Plan produced using PlanUp.

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.

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