



**59 Somersall Street, Mansfield NG19 6EJ**

**Offers Around £120,000**

**Traditional semi detached home with full width rear extension of immediate interest to the first time buyer or investor.**

- Lounge plus dining room
- Extended kitchen
- Convenient location
- Now vacant

### DESCRIPTION AND SITUATION

The sale of this traditional semi detached home will be of immediate interest to the first time buyer or investor. The property would make a very affordable starter home and a viable buy to let opportunity being situated within an area where there is high demand for rented accommodation.

The property has the benefit of a full width single storey addition built onto the rear to create a good sized kitchen with separate but adjoining dining room. To the first floor there are two bedrooms plus a modern bathroom.

The property gains good access to local amenities including schools and all of the facilities to be found in Mansfield town centre.

We have no hesitation in recommending an early inspection.

### ACCOMMODATION

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

#### ENTRANCE HALL

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

#### LOUNGE 15'11" x 11'1" into bay (4.87 x 3.39 into bay)

Decorative fireplace, double glazed bay window and central heating radiator.



**DINING ROOM 14'10" x 9'0" (4.53 x 2.76)**

Double glazed window, central heating radiator, understairs cupboard. Open to:

**EXTENDED KITCHEN 14'2" x 7'8" (4.33 x 2.35)**

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, space for cooker. Double glazed window. Central heating radiator. Door to rear gardens.



**FIRST FLOOR:**

**LANDING**



**BEDROOM 8'7" x 14'2" (2.63 x 4.33)**

Double glazed window and central heating radiator.



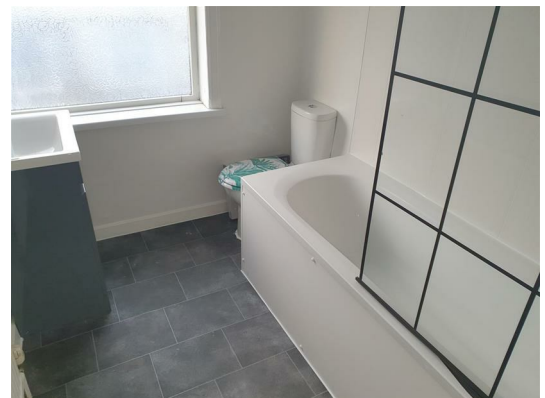
**BEDROOM 14'11" x 9'2" maximum/overall (4.57 x 2.8 maximum/overall)**

Double glazed window taking advantage of an open aspect over the allotments towards the rear. Central heating radiator.



**BATHROOM/W.C 5'10" x 9'7" (1.8 x 2.94)**

Equipped with a bath with electric shower above, wash hand basin, W.C. Cupboard containing the gas boiler. Double glazed window and central heating radiator.



**OUTSIDE**

To the front of the property there is a shallow forecourt. The rear gardens are generally level and mostly paved for ease of maintenance.

**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.

**COUNCIL TAX BAND - A**

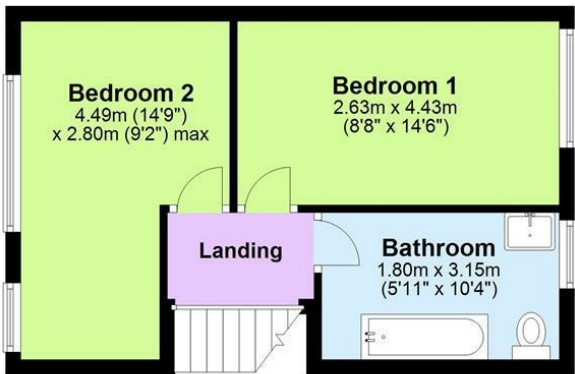
Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 72.5 sq. metres (779.9 sq. feet)  
59 Sommersall Street, Mansfield

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	Very energy efficient - lower running costs	Current	Potential
	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
<div><div></div><div></div></div>	(1-20) <b>G</b>		
	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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