



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

**Offers Around £120,000**

**ATTENTION FIRST TIME BUYERS AND INVESTORS !**

**A very affordable starter home and excellent buy to let opportunity. Now vacant and early possession available.**

- Comfortable lounge
- Dining kitchen
- Three bedrooms of practical proportions
- Level gardens
- Early viewing advised

## DESCRIPTION AND SITUATION

This traditional semi detached home is perfect for the first time buyer looking to get a foothold on the property ladder and will also be of particular interest to the prudent buy to let investor looking for a property in an area where there is high demand for rented accommodation and low level of available stock.

The property is generally well appointed and provides a practical layout. On the ground floor, there is a comfortable lounge plus a dining kitchen. This is complemented on the first floor by two double bedrooms and a good sized single bedroom.

The property has the benefit of level gardens. It gains good access into Mansfield town centre with all of its facilities as well as local schools.

The property is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above. We have no hesitation in recommending an early inspection.

## ACCOMMODATION

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

### GROUND FLOOR:

#### FRONT ENTRANCE VESITBULE

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

#### LOUNGE 11'10" x 15'10" into bay (3.61 x 4.85 into bay)

Double glazed window, fitted dado rail, cupboard containing the electric meter.

**DINING KITCHEN 15'0" x 9'0" (4.59 x 2.76)**

Equipped with modern White high gloss fronted units including a stainless steel one and a half bowl single drainer sink unit, plumbing for washer, space for fridge. Understairs storage cupboard, double glazed window and central heating radiator. Door to rear garden.

**FIRST FLOOR:****LANDING****BEDROOM 8'9" x 14'0" (2.69 x 4.29)**

Double glazed window and central heating radiator.



**BEDROOM 6'11" x 9'0" (2.12 x 2.76)**

Cupboard containing a Baxi gas condensing combination boiler. Double glazed window and central heating radiator.



**BEDROOM 5'10" x 9'11" (1.8 x 3.03)**

A good sized third bedroom, double glazed window and central heating radiator.



**BATHROOM/W.C 5'11" x 6'6" (1.81 x 2.0)**

Equipped with a White suite comprising a bath with plumbed in shower and screen above, wash hand basin, W.C. Double glazed window and central heating radiator.





**OUTSIDE**

To the front of the property there is a shallow forecourt. The rear gardens are level and comprise of a paved patio along with lawn surrounded by close boarded fencing creating a safe environment for younger members of the family.

**TENURE**

Freehold. Vacant possession on completion.

**VIEWING**

Arranged with pleasure by the sole selling agent.

**SERVICES**

All main services are available and connected. Drainage is to the main sewer.

**COUNCIL TAX BAND - A**

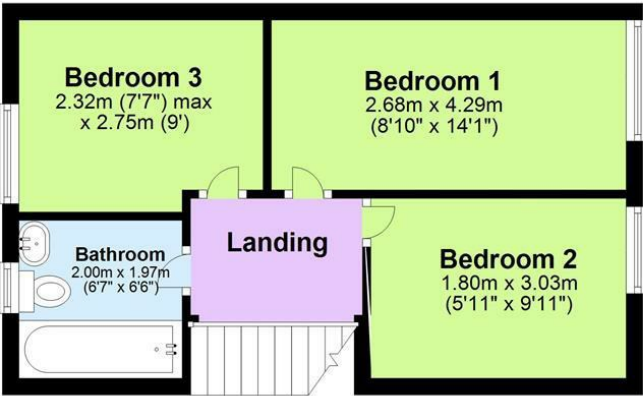
Ground Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 61.0 sq. metres (657.0 sq. feet)

67 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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
<div> <div>92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>		<div> <div>92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC