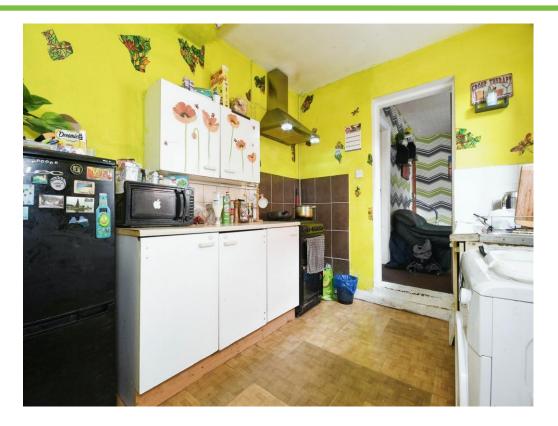


Goldsmith Street Mansfield



# Goldsmith Street Mansfield NG18 5PF







# **Property Description**

\*\*\* NO ONWARD CHAIN - INVESTMENT OPPORTUNITY \*\*\* Burchell Edwards are happy to announce the launch of this brilliant investment opportunity here in Mansfield. Goldsmith Street is a two bedroom terraced house located in central Mansfield and currently has tenants in Situ, which will be looking to stay upon purchase.

The property itself has on street parking to the front and upon entry there is an entrance hallway, a lounge to the front, dining room and kitchen to the rear. On the first floor you have two large double bedrooms and then to complete the family bathroom with a three piece suite. The rear garden is low maintenance and mainly slabbed to finish and to the side is access for the bins.

This property benefits from its location due to the local amenities surrounding it. There are plenty of shops, schools and you have great access to both the bus station and train station.

This property has NO ONWARD CHAIN and is only advertised to investors.

Please contact us today on 01623 627727 to arrange an appointment.

## Front Elevation

With on street parking and being set back from the pavement.

# Lounge

12'  $\times$  10' 9" into chimney breast ( 3.66m  $\times$  3.28m into chimney breast )

with carpeted flooring, a DG UPVC window to the front and a wall mounted radiator.

# **Dining Room**

12' 1" into chimmney breast x 12' 9" ( 3.68m into chimmney breast x 3.89m )

Finished with carpeted flooring, a wall mounted radiator and a UPVC DG window to the rear.

## **Kitchen**

8' 1" x 10' 4" ( 2.46m x 3.15m )

Fit with vinyl flooring, matching wall and base units for storage and having a DG UPVC window to the side as well as a wooden door providing access to the rear porch.

## **Bedroom One**

15' 1" into chimney breast x 10' 9" ( 4.60m into chimney breast x 3.28m )

Carpeted flooring, a wall mounted radiator and a DG UPVC window to the front.

## **Bedroom Two**

.9' 9" into chimney breast x 13' ( 2.97m into chimney breast x 3.96m)

Finished with carpeted flooring, a wall mounted radiator and a DG UPVC window to the front.

# **Family Bathroom**

Complete with vinyl flooring, a wall mounted radiator, ceramic toilet and a ceramic sink basin then the bath. To the rear is a DG opaque UPVC window.

#### Rear Garden

Being low maintenance and mainly laid with slabs. There is access to the side for the bins.

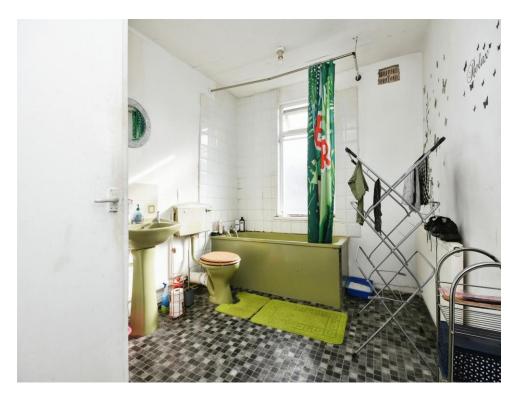
















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To view this property please contact Burchell Edwards on

T 01623 627727 E Mansfield@burchelledwards.co.uk

12 Albert Street EPC Rating: Awaited Tenure: Freehold MANSFIELD NG18 1EB

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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