



Moor Street  
Mansfield





# Moor Street Mansfield NG18 5SQ

for sale guide price  
**£90,000**



## Property Description

Spacious Three-Bedroom End-Terrace in Central Mansfield – No Chain

Situated on Moor Street in the heart of Mansfield, this well-proportioned three-bedroom end-terrace home offers a fantastic opportunity for first-time buyers and investors alike.

The ground floor features two generous reception rooms, providing versatile living and dining space, a fitted kitchen, and a ground floor bathroom. A useful lean-to at the rear adds extra storage or utility potential.

Upstairs, the property boasts two spacious double bedrooms and a further single bedroom. There is also access to a loft space, ideal for use as a home office or additional storage.

Externally the property offers enclosed space with slatted area and to the rear the garden is mainly slatted patio with lawn section, shed for additional storage and fruit trees.

Positioned in a convenient central location with easy access to local amenities, schools, and transport links, this property is offered with no upward chain, making it a great investment or a perfect starter home.

Don't miss out—contact us today to arrange a viewing!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

10' 7" into chimney breast x 11' 2" ( 3.23m into chimney breast x 3.40m )

Lounge consisting of double-glazed window to front, wall mounted radiator, wooden door to front, gas fireplace, and carpeted floor to finish.

## Dining Room

10' 9" into chimney breast x 12' 1" ( 3.28m into chimney breast x 3.68m )

The dining room consists of double-glazed window to rear, wall mounted radiator, fireplace with wooden surround, and carpeted floor to finish.

## Kitchen

8' 9" x 6' 5" ( 2.67m x 1.96m )

The kitchen, situated to the back of the property benefits from matching wall and base mounted units, inset stainless steel sink and drainer, double glazed window to side with tiled floor and walls to finish.

## Utility

The utility room to the rear of the property and located off the kitchen, benefits from UPVC door to lean to and bathroom, with tiled floor and walls to finish.

## Bathroom

Located off the utility on the ground floor the bathroom consists of ceramic toilet and sink, bath, double glazed window to side, tiled splashback, and vinyl tile floor to finish.

## Lean To

10' x 3' 7" ( 3.05m x 1.09m )

Located to the rear of the property, brick base lean to with double glazed window to side and rear and wooden door to rear.

## Bedroom One

10' 10" x 12' 2" ( 3.30m x 3.71m )

Bedroom One consists of double-glazed window to rear, wall mounted radiator and carpeted floor to finish.

## Bedroom Two

10' 9" x 11' 2" ( 3.28m x 3.40m )

Bedroom two with double glazed window to front, wall mounted radiator and carpeted floor to finish.

## Dressing Room/Office

6' 6" x 11' 10" ( 1.98m x 3.61m )

Accessed from bedroom one and ideal for a dressing room, office space or additional bedroom, consisting of double-glazed window to rear, wall mounted radiator, cupboard with boiler and carpeted floor to finish.

## Loft Room

13' 1" x 10' 7" ( 3.99m x 3.23m )

Loft room accessed from bedroom one and consisting of double-glazed Velux window to rear, eaves storage with carpet to finish.

## Front Elevation

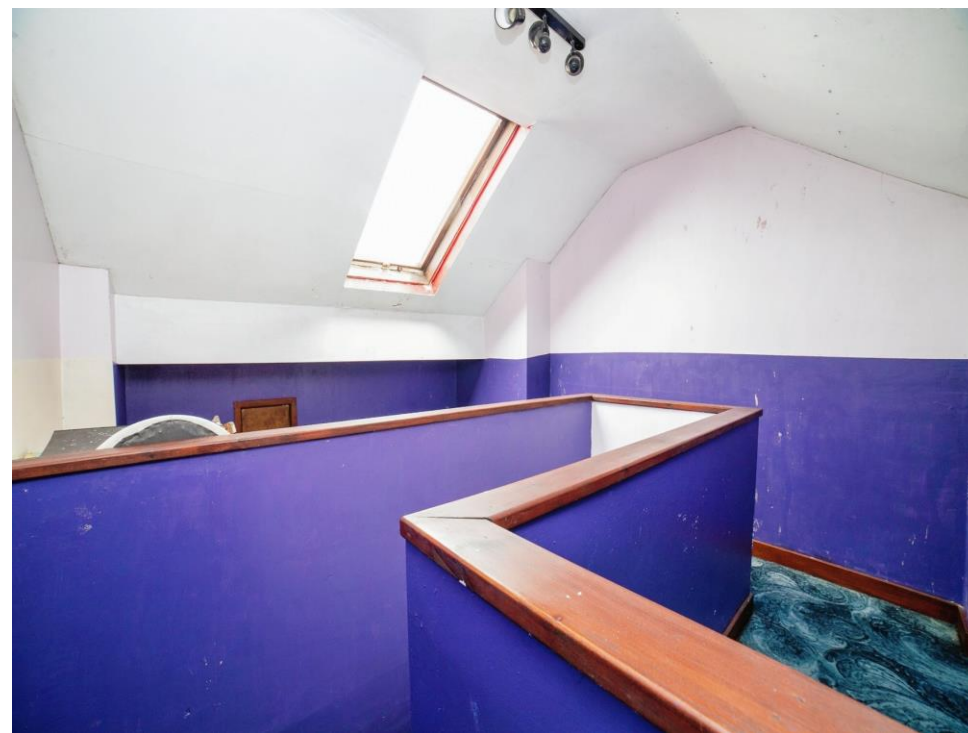
The front elevation offers an enclosed space with slabbed area and brick surround.

## Rear Elevation

The rear garden is mainly slabbed patio with lawn section, shed for additional storage, fence surround with lockable gate to side and fruit trees.



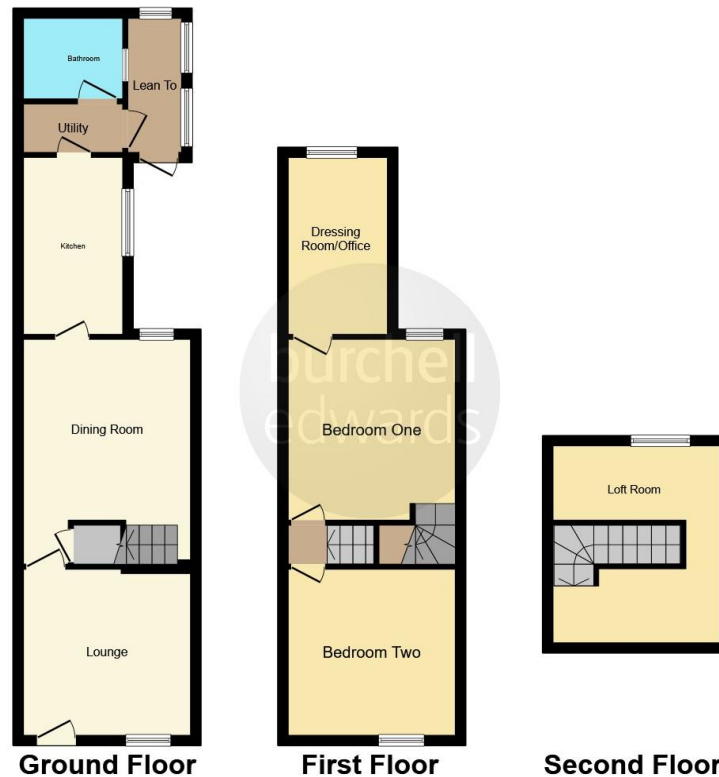












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Council Tax Band A**

**Tenure: Freehold**

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