



King Street
Mansfield





Property Description

Situated on King Street in the heart of Mansfield, this charming two-bedroom mid-terrace home is perfectly positioned for convenient town living. The property offers a welcoming lounge that flows through to a dining room, creating a cosy yet versatile living space. The kitchen is well laid out, with the added benefit of a separate utility room and ground floor WC, ensuring practicality for modern life. Upstairs, there are two well-proportioned bedrooms alongside a family bathroom.

Externally, the front of the property features a low-maintenance yard with a brick wall surround, slabbed ground and French doors opening directly into the home. A jitty provides access through to the rear garden, which is mainly laid to lawn with a mix of shrubs and bushes, complemented by a patio area for outdoor seating. The garden is enclosed by a wall and fence boundary, with lockable gated access and shared bin access.

This property is an excellent opportunity for first-time buyers or investors, with its superb location close to Mansfield town centre and its potential as a rental property.

Lounge

14' 2" x 11' 1" into chimney breast (4.32m x 3.38m into chimney breast)

Entry into the lounge via UPVC front door, the lounge comprises of double-glazed French doors to front leading onto front elevation, wall mounted radiator, and laminate flooring to finish.

Dining Room

13' 3" x 11' 2" into chimney breast (4.04m x 3.40m into chimney breast)

The dining room comprises of double-glazed window to the rear, wall mounted radiator with carpet flooring to finish.

Kitchen

11' 10" x 6' 5" (3.61m x 1.96m)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to the side, wall mounted radiator, plumbing and space for washer, space for a fridge-freezer, gas hob, cooker hood with integrated electric oven, tiled splashback, and vinyl floor to finish.

First Floor Landing

The first floor landing offers access to the loft with carpeted floor to finish.

Bedroom One

10' 11" x 14' 7" into chimney breast (3.33m x 4.45m into chimney breast)

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, with carpeted floor to finish.

Bedroom Two

.13' 3" x 11' 3" into chimney breast (4.04m x 3.43m into chimney breast)

Bedroom two includes double-glazed window to rear, wall mounted radiator, storage cupboard and carpeted floor to finish.

Bathroom

The bathroom, located off bedroom two, is finished with a ceramic toilet/sink, bath with shower over bath, double glazed window to side, wall mounted radiator, boiler cupboard, and vinyl floor to finish.

Rear Porch / Hall

Located to the rear of the property the entrance porch / hall consists of entry via UPVC door, and finished with vinyl flooring.

Externals

The front elevation is a low maintenance yard consisting of brick wall surround with slabbed ground and entry to the front of the property via French doors. From here there is also access to the rear elevation via a jitty.

The rear garden is mainly laid to lawn with bushes and shrubs, patio and wall / fence boundary surround, lockable gated access with shared access for bins.









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

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209373 - 0002