



Warsop Road  
Mansfield Woodhouse Mansfield





# Warsop Road Mansfield Woodhouse Mansfield NG19 9LF

for sale guide price  
**£130,000**



## Property Description

This charming three-bedroom detached home is ideally situated on Warsop Road in the heart of Mansfield Woodhouse. With no onward chain, it presents an excellent opportunity for first-time buyers, investors, or those seeking a well-located family residence.

The ground floor offers a spacious lounge and a separate dining room, perfect for entertaining or relaxing, alongside a well-appointed kitchen and a convenient WC. Upstairs, you'll find three generously sized bedrooms and a family bathroom, providing comfortable accommodation for all.

The property fronts directly onto the pavement, offering a traditional street-facing aspect, while the rear elevation boasts a private, fenced-in garden complete with a slabbed patio, lawn, pond, and a brick-built outhouse. A secure lockable gate adds peace of mind and privacy.

With two reception rooms and strong investment potential, this home combines practicality with charm in a sought-after location.

## 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.



## Entrance Porch

Entry to the property via UPVC front door to the porch with wall mounted radiator and laminate flooring.

## Entrance Hall

Entrance hall with wall mounted radiator, UPVC door to side for rear elevation access and laminate floor to finish.

## Cloakroom / WC

Located on the ground floor the WC comprises of ceramic toilet and wash hand basin, double glazed window to side and laminate floor to finish.

## Dining Room

11' 8" into chimney breast x 19' 9" ( 3.56m into chimney breast x 6.02m )

The dining room comprises of double glazed window to rear, wall mounted radiator, electric fire with surround and laminate flooring to finish.

## Lounge

.12' 2" x 11' 10" into chimney breast ( 3.71m x 3.61m into chimney breast )

The lounge consists of double glazed window to front, wall mounted radiator and laminate floor to finish.

## Kitchen

8' 9" x 7' 3" ( 2.67m x 2.21m )

The kitchen benefits from matching wall and base mounted units with inset stainless steel sink and drainer, two double glazed windows one to the front and other to side elevation, integrated electric oven and gas hob, spotlights and finished with tiled floor.

## First Floor Landing

The landing benefits from positive input ventilation system, wall mounted radiator, double glazed window to side and carpeted flooring.

## Bedroom One

12' 2" x 11' 10" into chimney breast ( 3.71m x 3.61m into chimney breast )

Bedroom one comprises of double glazed window to front, wall mounted radiator and carpeted floors.

## Bedroom Two

13' 10" x 11' 10" into chimney breast ( 4.22m x 3.61m into chimney breast )

Bedroom Two comprises of double glazed window to rear, wall mounted radiator and carpeted floor to finish.

## Bedroom Three

7' 9" x 7' 8" ( 2.36m x 2.34m )

Bedroom Three offering loft access, double glazed window to front, wall mounted radiator and carpet floor.

## Bathroom

The bathroom comprises of bath with shower over, ceramic toilet and wash hand basin, double glazed window to rear, tiled splashback, wall mounted radiator and vinyl floor to finish.

## Loft Space

Partly boarded with lighting

## Externals

The property fronts directly onto the pavement, offering a traditional street-facing aspect, while the rear elevation boasts a private, fenced-in garden complete with a slabbed patio, lawn, pond, and a brick-built outhouse. A secure lockable gate adds peace of mind and privacy.



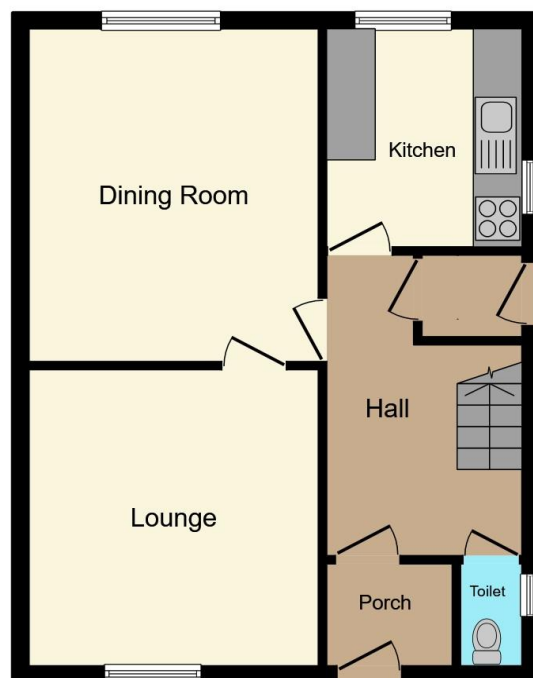




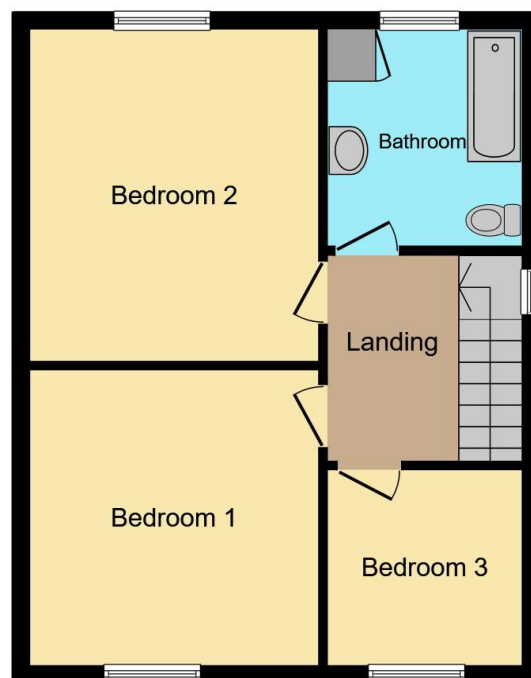








**Ground Floor**



**First Floor**

Total floor area 97.5 m<sup>2</sup> (1,050 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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12 Albert Street  
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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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