



Smith Street  
Mansfield



# Smith Street Mansfield NG18 3BG

for sale  
**£110,000**



## Property Description

Situated on Smith Street in Mansfield, this well-presented two-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers or investors alike.

The ground floor features a welcoming lounge that flows into a spacious kitchen, providing the perfect setting for everyday living and entertaining. Upstairs, you will find two comfortable bedrooms and a modern bathroom, ideal for small families or professionals.

Externally, the property benefits from on-street parking to the front, while the rear elevation boasts a private fenced surround with a slabbed path, patio area, and lawn, creating a pleasant outdoor space for relaxation or social gatherings.

Being close to the centre of Mansfield Town, Smith Street benefits from lots of local amenities as well as being close to public transport routes.

With no onward chain, this home is ready for you to move straight in and make it your own.

Please contact the team today on 01623 627727 to arrange any viewings!

## Lounge

Walking through the front UPVC door leads us to the lounge, finished with laminate flooring, a DG UPVC window to the front elevation and a wall mounted radiator. The lounge leads to the kitchen to the rear elevation.

## Kitchen

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window and UPVC door to the rear, wall mounted radiator, large pantry, tiled splashback, and laminate floor to finish.



## Landing

The landing has carpeted flooring and a large storage cupboard, also providing access to the loft.

## Bedroom One

Bedroom One is a generous double, having carpeted flooring, a double glazed UPVC window to the front and a wall mounted radiator.

## Bedroom Two

Bedroom Two, another double, having carpeted flooring, a DG UPVC window to the rear elevation and a wall mounted radiator.

## Family Bathroom

The family bathroom is located to the front elevation of the property and has vinyl fit flooring to finish, a wall mounted radiator and a DG UPVC opaque window to the front elevation. There is a ceramic sink and a ceramic toilet, then a bath with an electric shower over. Finished with tiled splashbacks.

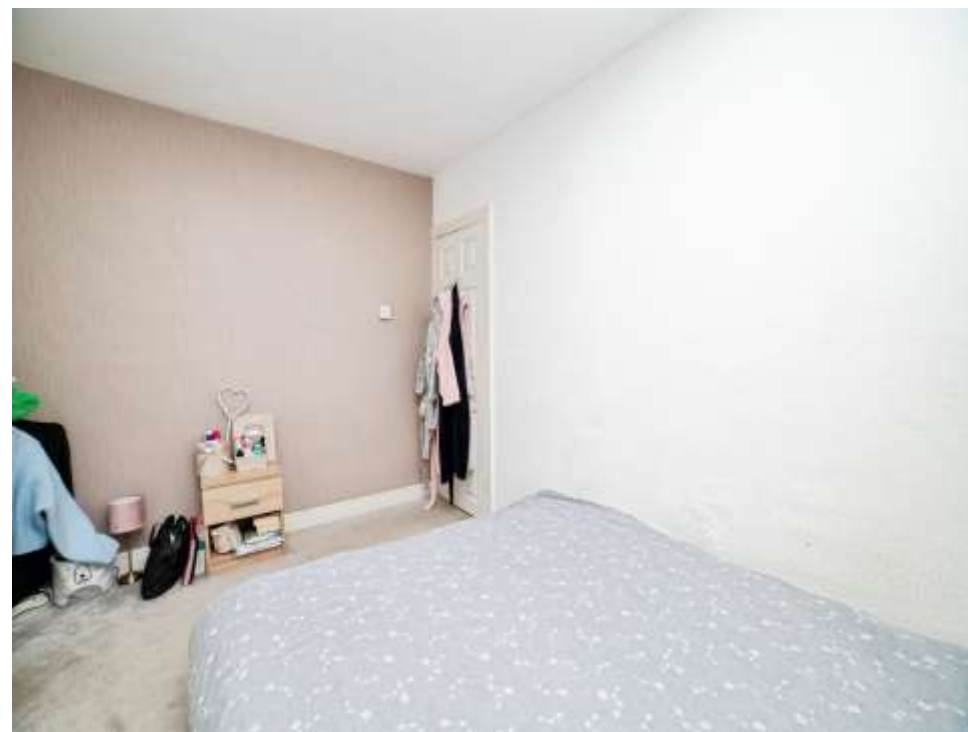
## Rear Garden

The rear garden is privately enclosed with fencing and comprises of a mix of lawn, concrete patio, and slabbed sections. To the rear of the garden are small trees and shrubs.

## Agent Note

The neighbouring property has a right of way across the back for bins access.

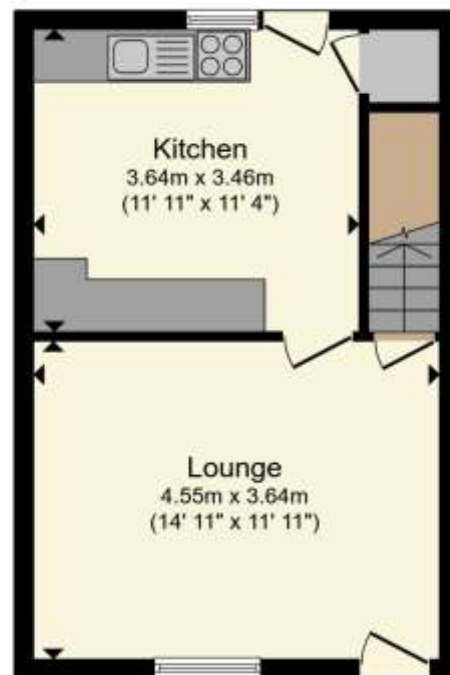




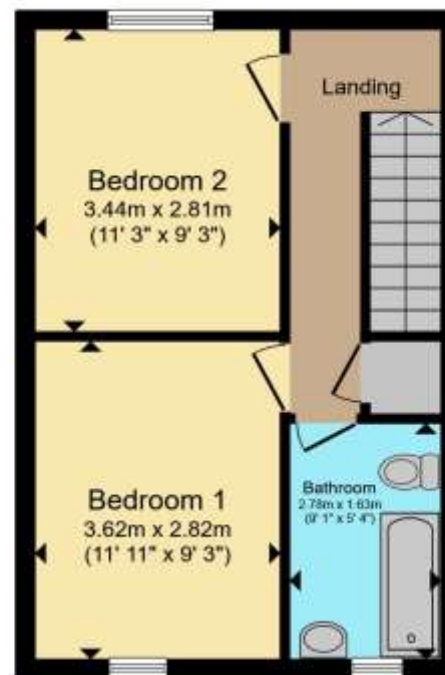








**Ground Floor**



**First Floor**

Total floor area 65.5 m<sup>2</sup> (705 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

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

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

Tenure: Freehold

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