



Parkers Lane
Mansfield Woodhouse Mansfield





Property Description

Situated on the ever-popular Parkers Lane in Mansfield Woodhouse, this property offers an excellent investment opportunity or ideal first-time purchase. Available with no onward chain, it provides buyers with a smooth and hassle-free route to completion.

The home features a spacious lounge, separate dining room and a modern kitchen, offering a practical layout suited to everyday living. Upstairs includes well-proportioned bedrooms and a family bathroom, with an additional loft room providing flexible use.

Externally, the property benefits from a low-maintenance rear garden with secure access, while permit parking is available to the front.

Located close to local shops, transport links and amenities, this is a fantastic chance to add value or expand a rental portfolio in a sought-after area. Early viewing is highly recommended.

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.



Ground Floor

Lounge

A welcoming lounge featuring a uPVC entrance door to the front and a double-glazed front-facing window that allows plenty of natural light. The room is finished with laminate flooring and warmed by a wall-mounted radiator, creating a bright and comfortable living space.

Dining Room

Located to the rear of the property, the dining room enjoys a double-glazed rear window and laminate flooring throughout. It includes a feature fireplace, providing a charming focal point, along with a useful storage cupboard beneath the stairs. A wall-mounted radiator ensures the room remains cosy year-round.

Kitchen

This well-equipped kitchen offers vinyl flooring and benefits from a double-glazed side window and a uPVC door providing side access. Fitted with matching wall and base units, the kitchen includes an integrated electric oven and hob with a cooker hood above, complemented by tiled splashbacks. A wall-mounted radiator completes the space.

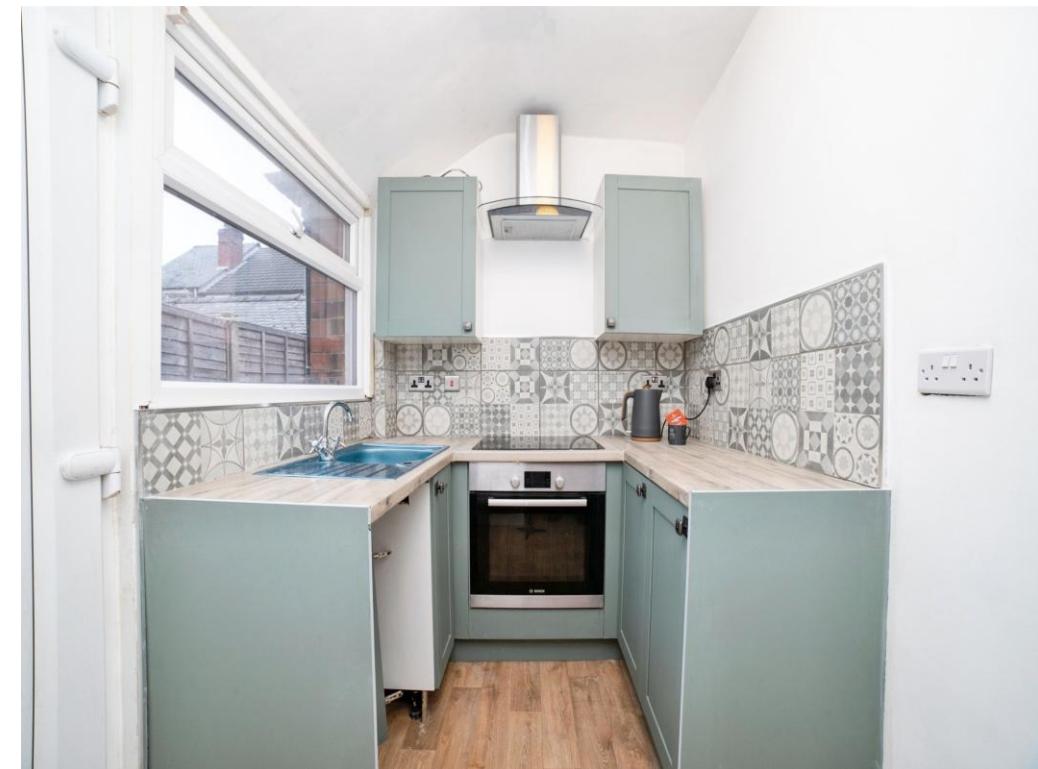
Second Floor

Bedroom One

Situated in the attic/loft area, this bedroom features a double-glazed window to the front, wall-mounted radiator, carpet flooring, and useful built-in storage. A great additional bedroom or flexible space.

External

Externally, the property benefits from permit parking. The rear garden is low maintenance with a concrete surface, fenced boundaries, an outside tap, and a secure locked rear gate ideal for bin access. The property also includes jitty access for convenience.



First Floor

Bedroom Two

A spacious front-facing bedroom with a double-glazed window, wall-mounted radiator, and carpet flooring. The room also offers additional practicality with storage located above the staircase.

Bedroom Three

A comfortable third bedroom with a double-glazed rear window, carpet flooring, and a wall-mounted radiator—ideal for use as a bedroom, office, or nursery.

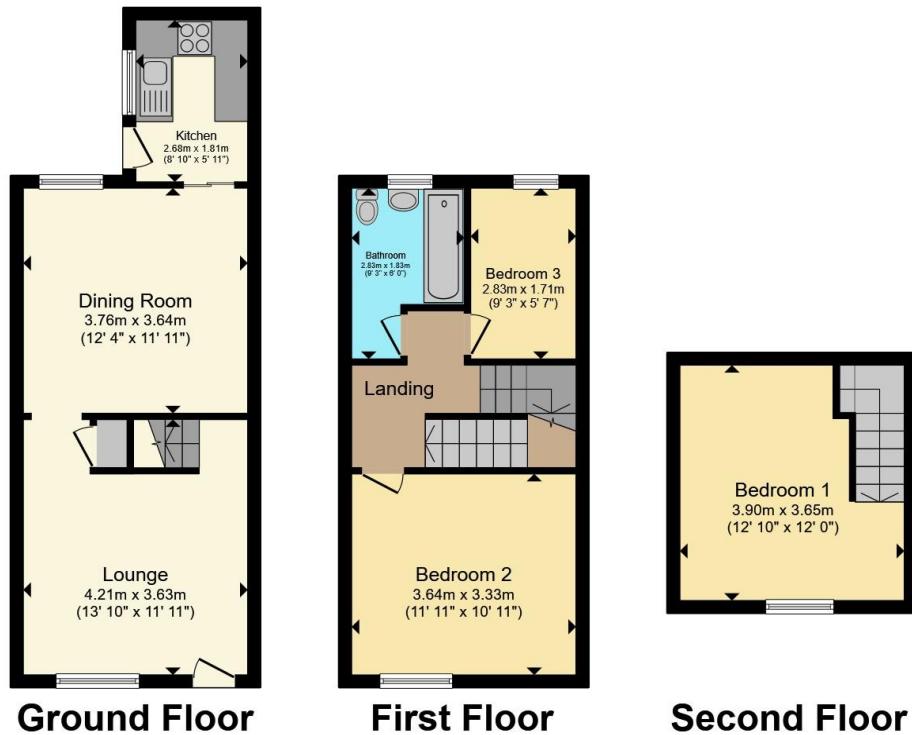
Bathroom

The bathroom includes a double-glazed opaque window to the rear and is fitted with a ceramic toilet and wash-hand basin. A bath with an electric shower over is complemented by tiled walls, while the lino flooring and wall-mounted radiator add practicality and comfort.









Total floor area 77.9 m² (839 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



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating:
 Awaited

Council Tax
 Band: A

Tenure: Freehold

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