



Arran Square  
Mansfield





### Property Description

A beautifully presented, two bedroom maisonette that sits on the first floor and offers an open living space with modern fitted kitchen and bathroom with the added benefit of being situated in a quiet residential area of Mansfield. The property also so located with close proximity to Morrisons & King Mill Hospital. In order to appreciate this property in full a viewing is highly recommended but briefly comprises of; ground floor entrance hall, master bedroom, second double bedroom, open plan lounge diner, fitted kitchen and spacious bathroom. Externally the property sits in a sought after location of Mansfield and benefits from a single garage. In order to avoid missing out please contact the Burchell Edwards, Mansfield office now to arrange a viewing.

### Entrance Porch

Accessed via UPVC door to the front elevation with stairs leading to the first floor.

### Lounge

11' 8" x 17' 11" ( 3.56m x 5.46m )  
Having UPVC double glazed window to the side elevation, carpet flooring and a radiator.

### Kitchen

9' 3" Into recess x 9' 4" into recess ( 2.82m Into recess x 2.84m into recess )  
Fitted with matching wall and base units with work surfaces over and incorporating stainless steel sink and drainer with mixer tap, integrated gas hob, electric oven with cooker hood over, breakfast bar, gas central heating combi boiler, towel radiator, vinyl flooring, glass splashback to the cooking area, tiled splashbacks and UPVC double glazed window to the front elevation.

### Bedroom One

8' 11" x 14' 4" ( 2.72m x 4.37m )  
Having UPVC double glazed window to the side elevation, carpet flooring and a radiator.

### Bedroom Two

12' x 7' 11" ( 3.66m x 2.41m )

Having UPVC double glazed window to the side elevation, carpet flooring and a radiator.

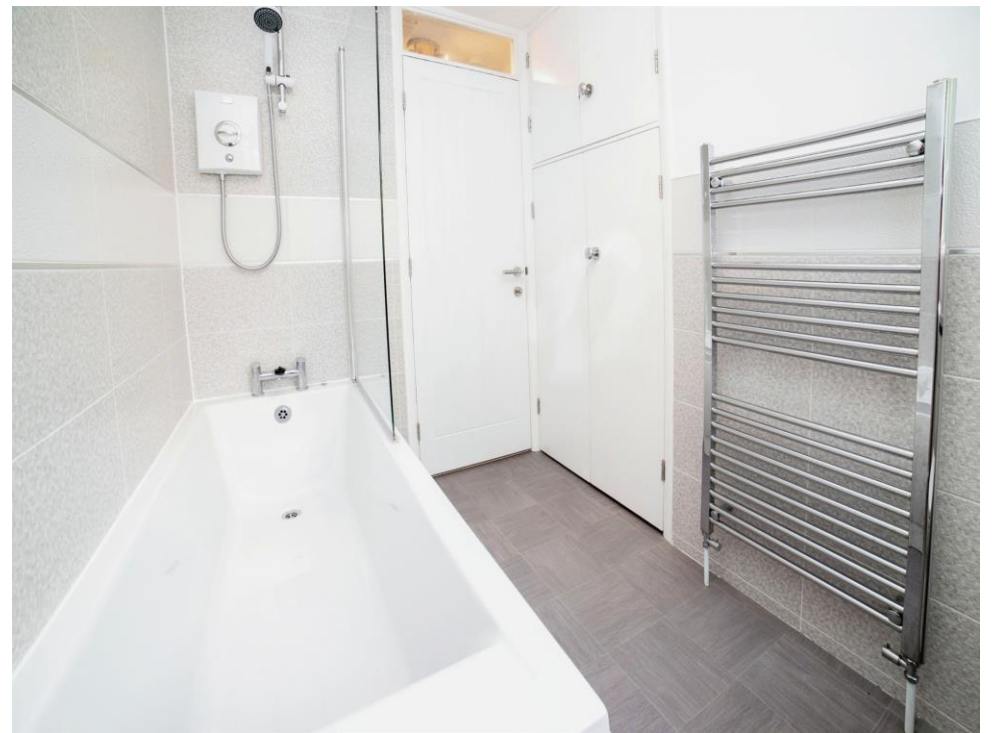
### Bathroom

Having bath with mixer tap and electric shower over, vanity wash hand basin incorporating a W.C, storage cupboard, towel radiator, partly tiled splashbacks, vinyl flooring and UPVC double glazed opaque window to the front elevation.

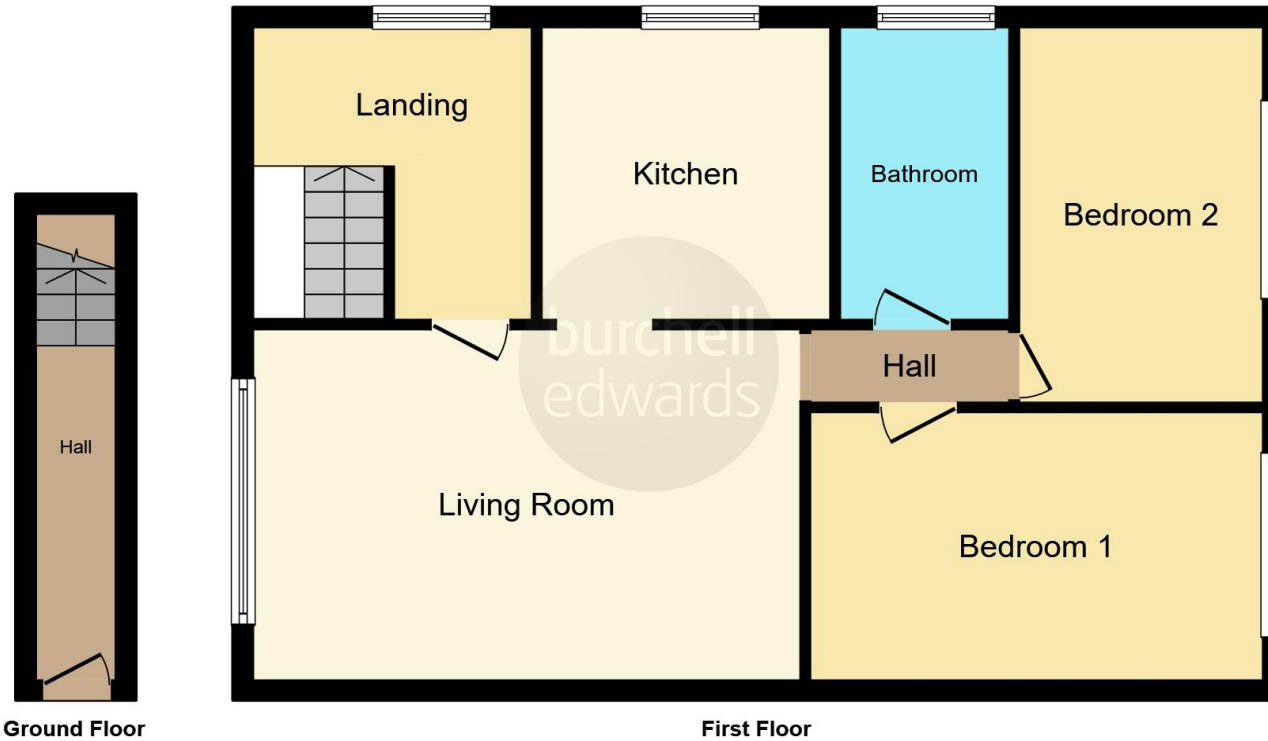
### Outside

Externally the property benefits from its own secure garden which is accessed via the neighbouring property. The property also benefits from a single garage which is in a separate block.









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

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12 Albert Street  
 MANSFIELD NG18 1EB

**EPC Rating: D**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/MFD208510](http://burchelledwards.co.uk/Property/MFD208510)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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