



**138 Moor Street, Mansfield,  
Nottinghamshire, NG18 5SQ**

**No Chain £95,000**  
Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Mid Terraced House
- Lounge & Separate Dining Room
- Gas C/H New Combi Boiler 2022
- UPVC Double Glazing
- Established Location off A38
- Three Bedrooms
- Ground Floor Bathroom
- New Roof 2023
- Low Maintenance Gardens
- Ideal for FTB's or Investors

A three bedroom mid terraced house in an established location off Sutton Road within close proximity to local amenities.

The property has gas central heating from a combi boiler installed in 2022. A new roof was installed in 2023. The living accommodation comprises a lounge, separate dining room, kitchen, lobby and a downstairs bathroom. The first floor landing leads to three bedrooms.

### OUTSIDE

There is a small front garden area behind a low walled boundary. To the rear of the property, there is a low maintenance garden mainly laid to paving slabs with gated access at the end.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### LOUNGE

11'7" x 10'4" (3.53m x 3.15m)

With fireplace, radiator, meter cupboard and double glazed window to the front elevation.

### DINING ROOM

12'2" x 11'6" (3.71m x 3.51m)

With gas fire, radiator, stairs to the first floor landing and double glazed window to the rear elevation.

### KITCHEN

10'8" x 6'3" (3.25m x 1.91m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring electric hob and extractor hood above. Plumbing for a washing machine. Tiled floor and double glazed window to the rear elevation.

### LOBBY

4'10" x 2'9" (1.47m x 0.84m)

With tiled floor and UPVC door giving access to the rear garden.

### DOWNSTAIRS BATHROOM

6'11" x 5'3" (2.11m x 1.60m)

Having a panelled bath. Pedestal wash hand basin. Low flush WC. Part tiled walls and obscure double glazed window to the rear elevation.

### FIRST FLOOR LANDING

15'3" x 2'8" (4.65m x 0.81m)

### BEDROOM 1

11'9" x 10'4" (3.58m x 3.15m)

With radiator and double glazed window to the front elevation.

### BEDROOM 2

12'3" x 8'5" (3.73m x 2.57m)

With radiator, built in wardrobe with sliding doors and double glazed window to the rear elevation.

### BEDROOM 3

10'7" x 6'5" (3.23m x 1.96m)

With radiator, airing cupboard housing the combi boiler and double glazed window to the rear elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









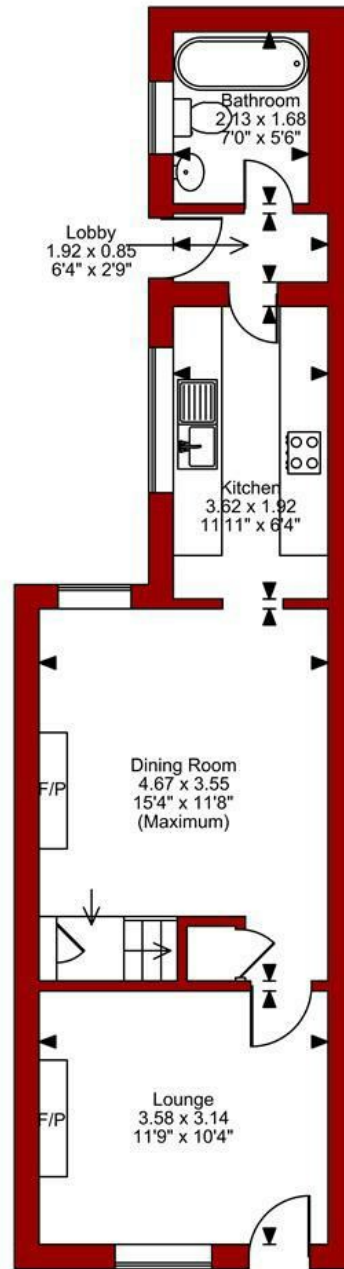




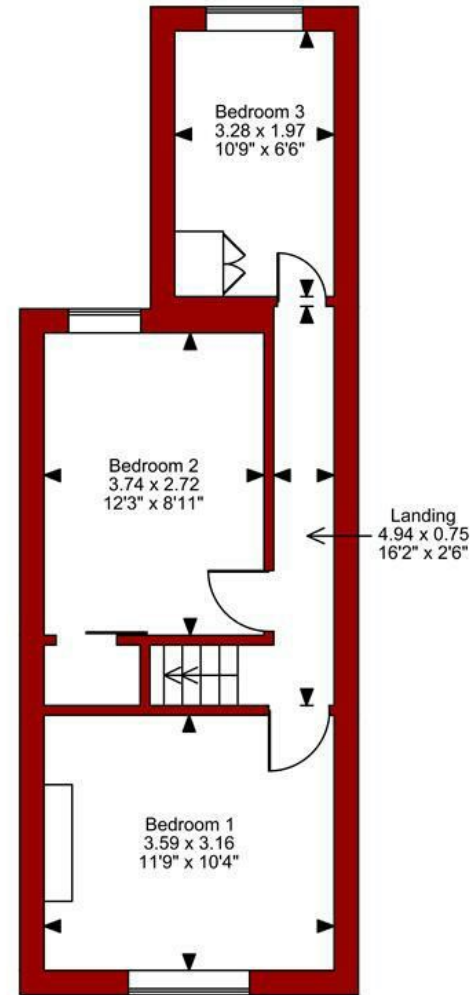




**Moor Street, Mansfield**  
**Approximate Gross Internal Area**  
**77 SQ M / 826 SQ FT**



**Ground Floor**

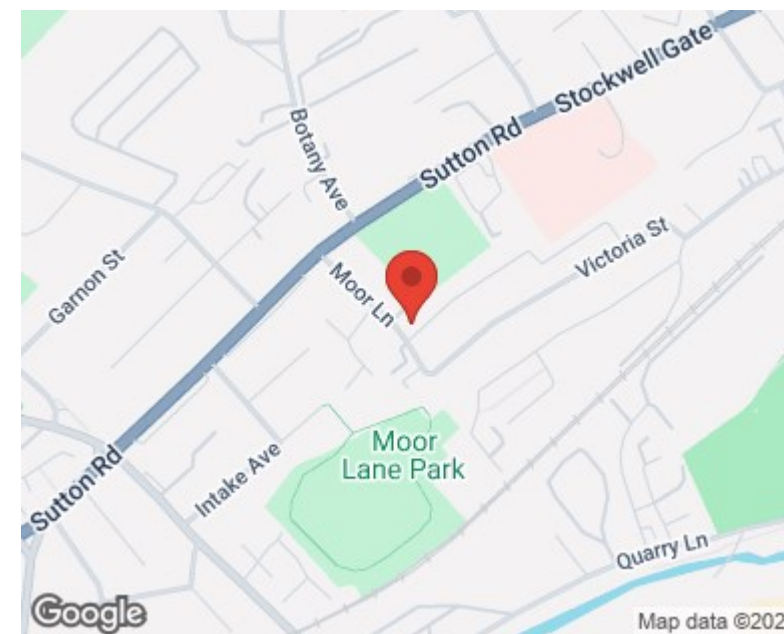
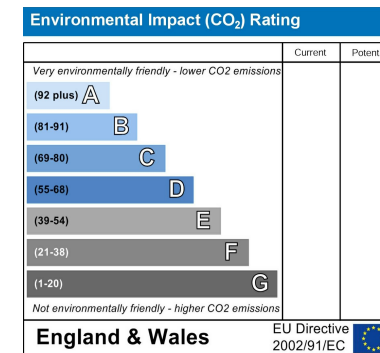
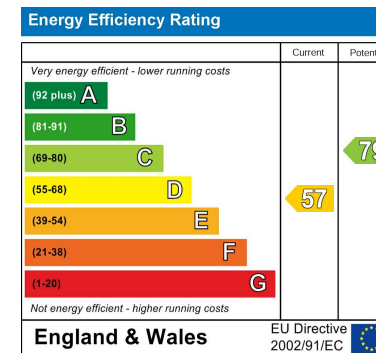


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)



**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers