



£80,000 Freehold

70 MOUNT STREET | | MANSFIELD | NG19 7AS

BuckleyBrown
ESTATE AGENTS

A HOME FULL OF POTENTIAL!...

Situated in a convenient area of Mansfield, close to local amenities, schools and excellent transport links, this two bedroom, mid-terrace property offers fantastic potential for buyers looking for a project or investment opportunity.

Requiring modernisation and some renovation, the property could make the perfect home, as it provides spacious accommodation, and offers plenty of scope to add value.

To the ground floor you will find, two spacious reception rooms offering flexible living space, along with a to the kitchen rear. To the first floor, the property benefits from two generously sized bedrooms and a well appointed family bathroom.

Externally, there is a small, easily maintained rear garden, which allows access to an adjoining field, providing an open outlook to the rear.

This property is ideal for investors or buyers seeking a renovation project, this property presents an excellent opportunity in a popular residential location. Call the office now to discuss arranging your viewing!

*Disclaimer - All services/appliances have not and will not be tested.





Reception Room One

Comprising of laminate flooring, central heating radiator and window to the front elevation.

Reception Room Two

Comprising of laminate flooring, a central heating radiator and window to the rear elevation.

Kitchen

A mixture of wall and base units with work surface over, an inset sink and drainer, various space for appliances. The room is finished with tiled flooring a window to the side elevation and a door allowing access to the garden.

Landing

Allowing access to;



Bedroom One

Spacious double bedroom finished with laminate flooring, a central heating radiator, a window to the front elevation and access to a storage cupboard.

Bedroom Two

A further spacious bedroom, with laminate flooring, a central heating radiator and a window to rear elevation.

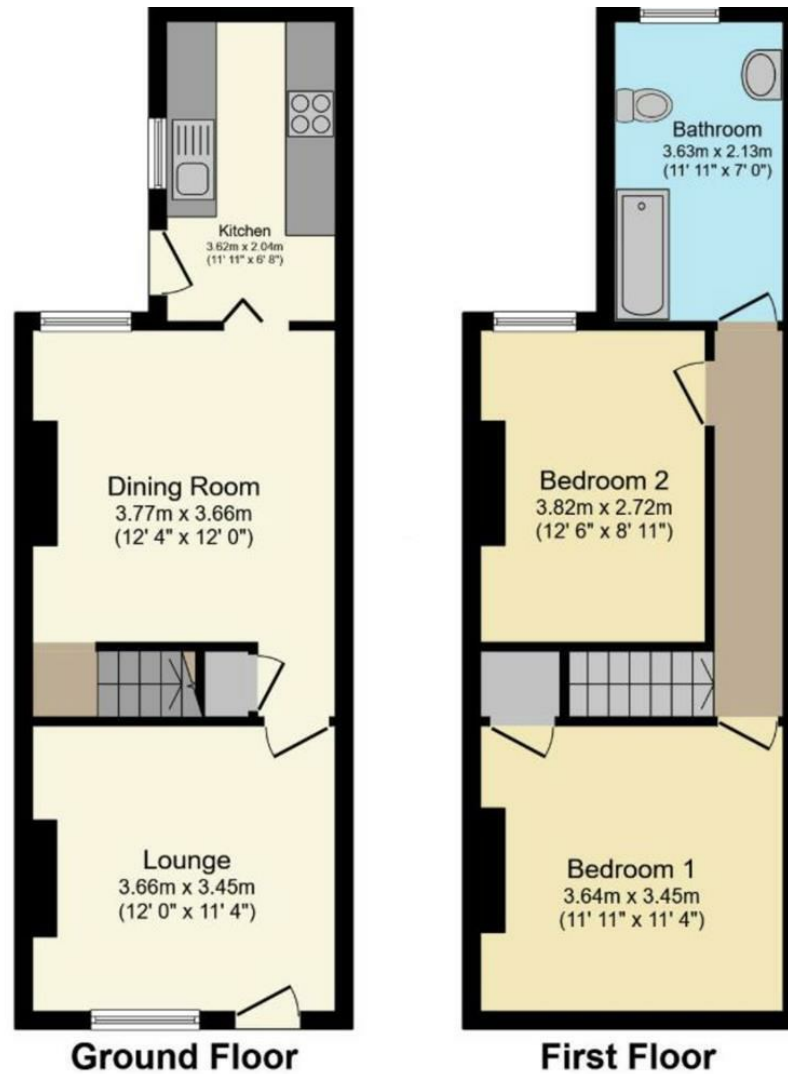
Bathroom

Three piece bathroom comprising of a fitted bath with shower fixings over, a pedestal wash hand basin, and a low level WC. The room is finished with tiled flooring, a central heating radiator and a window to the rear elevation.

Outside

To the front of the property the property is set back from the road with a small garden area. To the rear of the property you will find an area of laid to lawn, a small pond area and gate allowing access to the adjoining field, there is also fencing to the surround.





Total floor area 75.3 m² (811 sq.ft.) approx

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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