

£110,000

Herbert Street, Mansfield,



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"A cosy and characterful three-bed terrace, ideal for first-time buyers or buy-to-let investors."

Jasmine, Valuer



AN EXCELLENT OPPORTUNITY — TENANT IN SITU

A three-bedroom mid-terrace house arranged over three floors.

Offering a good overall footprint with well-proportioned accommodation throughout, the property benefits from a ground floor bathroom and provides comfortable living space across its layout. Being sold with a tenant in situ, it presents an excellent investment opportunity with immediate rental income potential and scope for future growth.



THE FINER DETAILS

A well-proportioned three-bedroom mid-terrace home arranged over three floors, offering spacious accommodation with a practical layout and strong investment appeal.

The ground floor features a large open-plan living and dining room with a feature fireplace and open staircase, leading through to a galley-style kitchen. The kitchen provides access to a ground floor bathroom fitted with a three-piece suite.

To the first floor, the landing gives access to two bedrooms, including a generous master bedroom with fitted wardrobes and a second bedroom with a built-in cupboard for storage.

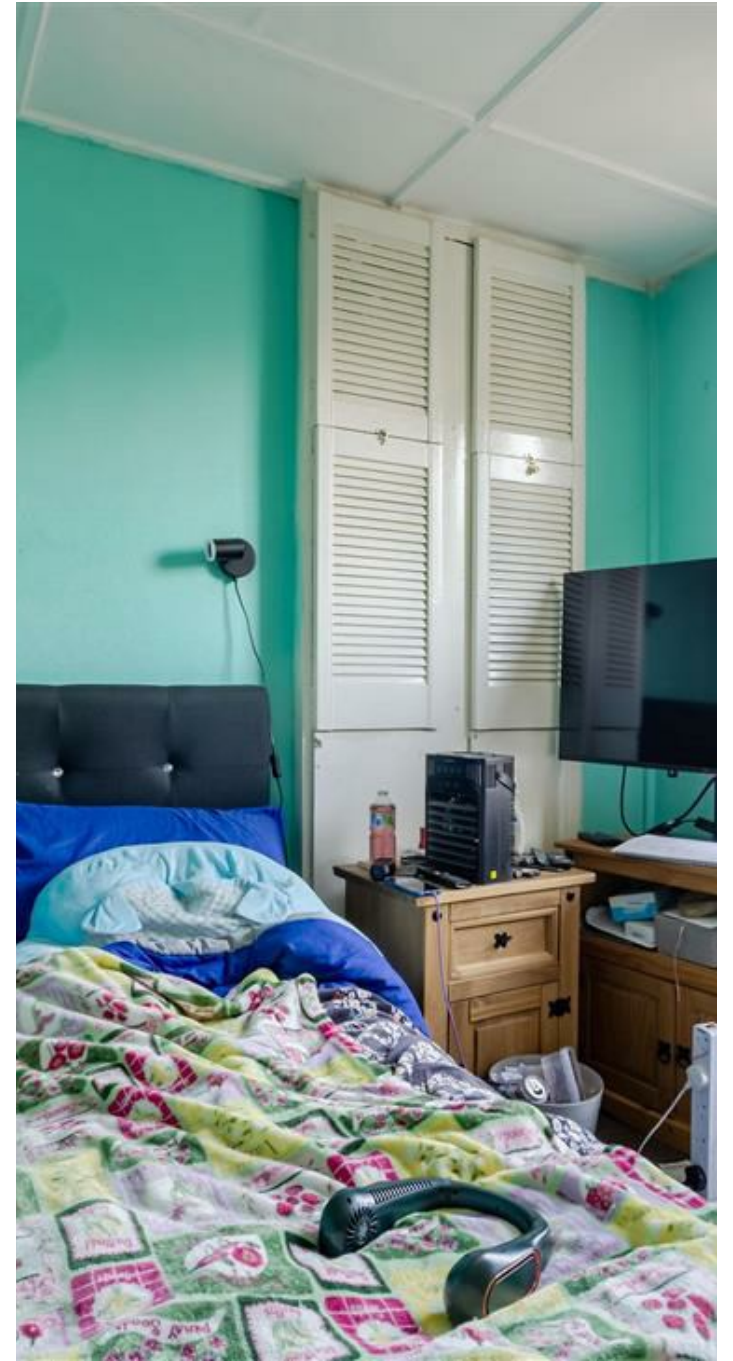
The second floor hosts a well-sized third bedroom with a dormer window, offering additional light and usable space.

Externally, the property benefits from a paved courtyard area, providing a private and enclosed outdoor seating space.





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LIFE IN MANSFIELD

Life in Mansfield is generally affordable, practical, and community-focused, with a mix of town convenience and easy access to countryside.

Housing is one of Mansfield's main attractions—generally much more affordable than nearby cities, with a good supply of terraced homes, semis and family houses. This makes it popular with first-time buyers, families and investors.

For commuting, it's reasonably well connected. There are rail links to Nottingham, Worksop and Sheffield, and good road access via the A38 and nearby M1. Many residents commute to Nottingham or surrounding towns for work.



First Floor
32sq.m/342.90sq.ft
Approx

Bathroom
2.13 m x 2.16 m
6.99 ft x 7.09 ft

Kitchen
2.13 m x 4.18 m
6.99 ft x 13.71 ft

Living Room
3.61 m x 3.78 m
11.84 ft x 12.40 ft

Dining Room
3.61 m x 3.77 m
11.84 ft x 12.37 ft

Bedroom 2
3.55 m x 2.88 m
11.65 ft x 9.45 ft

Landing
3.55 m x 1.58 m
11.65 ft x 5.18 ft

Bedroom 1
3.00 m x 3.65 m
9.84 ft x 11.98 ft

Bedroom 3
3.58 m x 3.21 m
11.75 ft x 10.53 ft

RIR
15sq.m/58.71sq.ft
Approx

Up

Down

WD

Cup

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Key Features

Spacious open-plan living/dining room with feature fireplace

Galley kitchen with ground floor bathroom

Two first-floor bedrooms plus top-floor third bedroom

Enclosed paved courtyard seating area

Sold with tenant in situ – ideal buy-to-let investment

EICR valid until 2028

Approximate Size
916 Sq. ft

Energy Performance Certificate (EPC)
Rating E

Council Tax Band A

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01623 633633

mansfield@buckleybrown.co.uk
[buckleybrown.co.uk](https://www.buckleybrown.co.uk)

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