



£90,000 Freehold

170 VICTORIA STREET | | MANSFIELD | NG18 5RZ

**BuckleyBrown**  
ESTATE AGENTS



## SELLING WITH TENANT IN SITU\*\*

### A GREAT OPPORTUNITY!...

This well-presented two-bedroom terraced property is located in a popular and convenient area of Mansfield, close to local shops, schools, transport links, and other essential amenities. With a practical layout, comfortable living spaces, and low-maintenance outdoor areas, the home offers a great blend of comfort and convenience.

Upon entry, you're welcomed into a cosy living room, perfect for relaxing or entertaining guests. This leads into a separate dining room, offering a dedicated space for family meals or home working. To the rear is a well-appointed kitchen with good storage and worktop space, followed by a conservatory/utility area, which provides added flexibility and direct access to the rear garden.

Upstairs, the property features two generously sized bedrooms, both with ample natural light, along with a family bathroom equipped with a three piece suite.

The home benefits from a low-maintenance front garden, while the enclosed rear garden features a paved patio area, ideal for outdoor dining or relaxing in a private setting.

Call today to view!





#### Living Room 10'10" x 11'10"

With laminate flooring and a bay window to the front elevation.

#### Dining Room 10'11" x 11'10"

With laminate flooring and double doors providing access into the conservatory/utility room.

#### Conservatory/ Utility 4'7" x 10'11"

With space for appliances, surrounding windows and a door to the rear elevation.

#### Kitchen 6'2" x 10'11"

Complete with an array of wall and base units and worktop surfaces. With windows to the side elevation.

#### Landing

With access into;

#### Bedroom One 11'1" x 11'11"

With carpeted flooring and windows to the front elevation.

#### Bedroom Two 8'11" x 10'11"

With carpeted flooring and a window to the rear elevation.

#### Bathroom

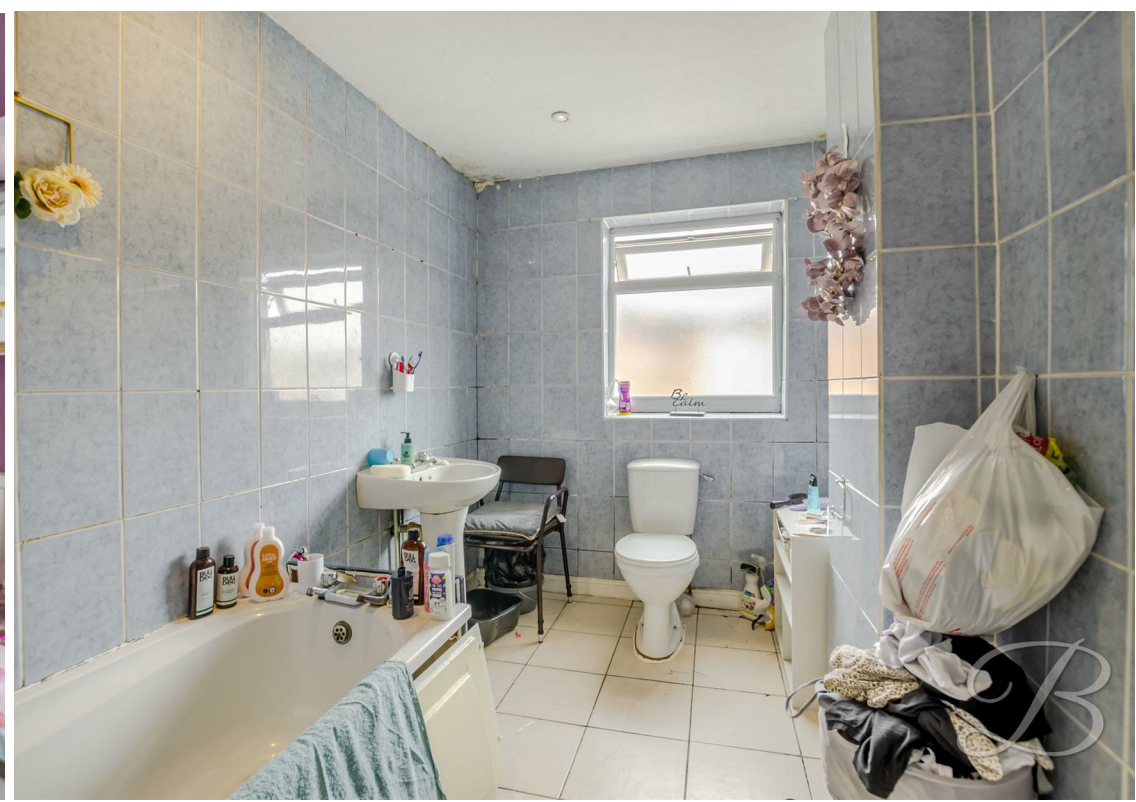
Complete with a three piece suite including a bath, low flush WC and a hand wash basin.

#### Outside

Low maintenance frontage. The rear garden hosts a paved area with fenced surround.











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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**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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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MANSFIELD  
NG18 5RZ



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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