35 Derby Street, Mansfield

OFFERS OVER £105,000 Freehold

TWO BEDROOM TERRACED HOME • BEDROOM 2 IS A LOFT SPACE • RECENTLY RENOVATED • SITUATED CLOSE TO MANSFIELD TOWN CENTRE • BASEMENT FOR ADDED PRACTICALITY • KITCHEN WITH ADJACENT CONSERVATORY • EPC RATING: D

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey

50 YEARS

Lounge
11' 8" x 10' 9" (3.56m x 3.28m)
A generously sized and welcoming lounge featuring a fireplace with a gas fire, perfect for creating a cosy atmosphere. The space also includes a UPVC double glazed window allowing in plenty of natural light, a central heating radiator, and power points throughout.

Kitchen
11' 8" x 7' 0" (3.56m x 2.13m)
A recently renovated kitchen fitted with a range of wall and base units and a sink. There is ample space for additional appliances, a central heating radiator, power points, and UPVC double glazed windows that fill the room with natural light.

Conservatory
8' 1" x 5' 6" (2.46m x 1.68m)
An excellent additional living space featuring UPVC double glazed windows, power points, and direct access to the rear garden, ideal for relaxing or entertaining.

First Floor

Bedroom No 1
11' 8" x 11' 3" (3.56m x 3.43m)
A generously sized double bedroom with a UPVC double glazed window overlooking the front of the property, allowing natural light to fill the room. It also features a central heating radiator and power points.

Bathroom
A well-presented bathroom fitted with a low flush WC, vanity sink with mixer tap, and a bath with mains fed shower. The room also includes an upright radiator and a UPVC double glazed window.

Second floor

Loft Room
12' 9" x 11' 8" (3.89m x 3.56m)
A versatile space that could be used as an additional bedroom, home office, or hobby room. It includes a central heating radiator, power points, and a UPVC double glazed window allowing in plenty of natural light.

Basement
The property also benefits from a basement area, offering lighting and additional storage space, adding to the home's practicality.

Outside
The rear garden is a low maintenance outdoor space with a lawn area and wooden decking space. this makes it an ideal Outdoor space for relaxing and entertaining adding to the properties appeal.

Additional Information
Tenure: Freehold Council tax band:A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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