



33 Cromwell Street
Mansfield, Nottinghamshire NG18 2SF
Offers Over £85,000

- ****CASH BUYERS ONLY****
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- TWO BEDROOMS TO THE FIRST FLOOR AND BATHROOM WITH 3-PIECE WHITE SUITE
- SHARED PATH TO THE SIDE, GARDEN TO THE REAR AND ON STREET PARKING
- POTENTIAL RENTAL INCOME, ONCE MODERNISED, IN THE REGION OF £750PCM
- A TWO-BEDROOM END OF TERRACE, REQUIRING A COURSE OF MODERNISATION
- LOUNGE TO THE FRONT AND FITTED BREAKFAST KITCHEN TO THE REAR
- ATTIC ROOM TO THE SECOND FLOOR/POTENTIAL BEDROOM SUBJECT TO REGULATIONS
- CONVENIENT LOCATION, JUST OFF LITTLEWORTH ON THE OUTSKIRTS OF THE TOWN

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto Ratcliffe Gate, turning right onto Great Central Road. At the end of here turn left onto Littleworth. Turn left onto Cromwell Street and the property is on the left-hand side.

ACCOMMODATION COMPRISES

LOUNGE

11'7 x 11' (3.53m x 3.35m)

UPVC double glazed front aspect and new UPVC door. Radiator. Cupboard housing the gas and electric meters and consumer unit.

BREAKFAST KITCHEN

12'1 x 11'8 (3.68m x 3.56m)

Base and eye level units, work surfaces and stainless-steel sink unit and single drainer. UPVC double glazed rear aspect and new UPVC back door. Radiator. Door to cellar.

FIRST FLOOR

LANDING

Stairs to the attic room.

BEDROOM ONE

11'7 x 11'1 (3.53m x 3.38m)

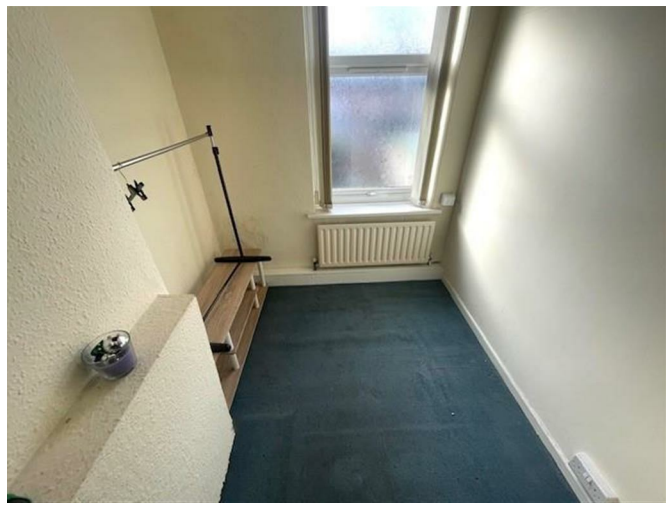
Radiator. UPVC double glazed front elevation.



BEDROOM TWO

9'2 max x 6'4 (2.79m max x 1.93m)

UPVC double glazed rear elevation.



BATHROOM

Three-piece white suite comprising panelled bath, wash hand basin and WC. Radiator. Cupboard housing the combination boiler.

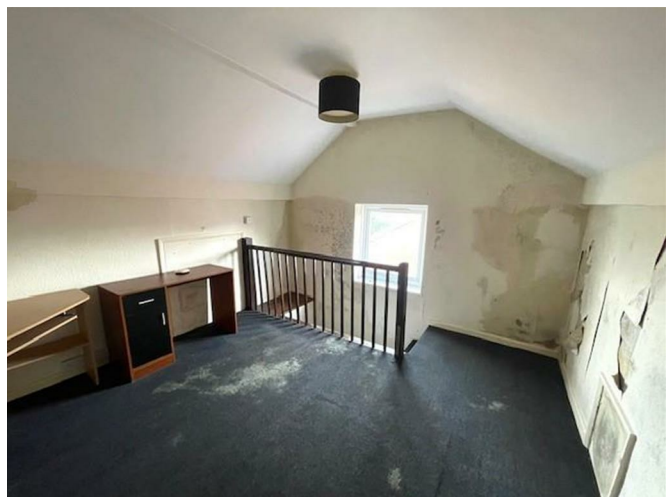


SECOND FLOOR

ATTIC ROOM

11'6 x 10'10 (3.51m x 3.30m)

UPVC window. Radiator.



OUTSIDE

On street parking is available (not permit). There is a shared path to the right of the property, providing access to the rear garden.

The property is in council tax band A (Mansfield-dc.gov.uk).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5870/25.03.2026

