



£100,000 Freehold

22 CHESTERFIELD ROAD NORTH | | MANSFIELD | NG19 7HH

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* TENANT IN SITU\*\*\*

ONE NOT TO MISS!...

This two-bedroom semi-detached property, located in a convenient Mansfield setting close to shops, schools, and transport links, offers plenty of space and potential for prospective landlords.

Inside, the welcoming living room with its attractive bay window provides a bright, airy space — perfect for relaxing with family or entertaining friends. The separate dining room is ideal for family meals, gatherings, or even a cosy workspace if needed. To the rear, the kitchen offers a practical layout with a door providing direct access onto the garden.

Upstairs, you'll find two well-proportioned bedrooms and a bathroom complete with a four-piece suite, offering both convenience and comfort.

Outside, the home enjoys a low-maintenance frontage, while the rear garden provides excellent outdoor space with a patio seating area for summer evenings, a laid lawn for children or pets, a handy outbuilding for storage, and surrounding fences for privacy.

Call today to arrange a viewing!!!





#### Living Room 11'1" x 15'1"

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

#### Dining Room 11'11" x 12'0"

With laminate flooring and a window to the rear elevation.

#### Kitchen 7'3" x 15'8"

Complete with an array of matching cabinets and worktop surfaces. With windows and a door to the side elevation.

#### Bedroom One 11'0" x 15'2"

With carpeted flooring and a window to the front elevation.

#### Bedroom Two 9'3" x 12'3"

With carpeted flooring and a window to the rear elevation.

#### Bathroom 7'3" x 15'7"

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

#### Outside

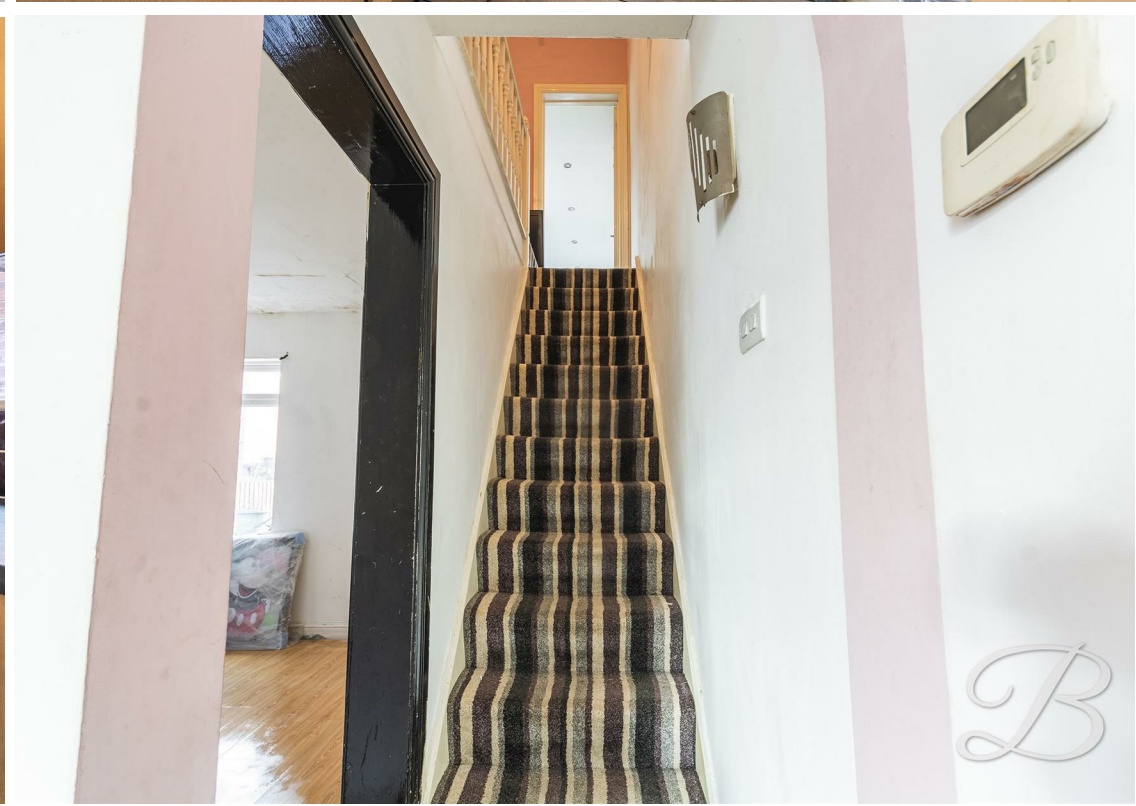
Low maintenance frontage. The rear garden offers a patio seating area, laid lawn, handy outbuilding and surrounding fences.

#### Agent Note

With an expected potential rental income of £850-875pcm (10.2-10.5% yield), subject to market conditions, and specification. \*\*rental predictions and yields are not guaranteed and purely speculative.\*\*









Ground Floor  
51 Sq.m/ 551.98 Sq.ft  
Approx



First Floor  
51 Sq.m/ 553.28 Sq.ft  
Approx



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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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NORTH  
MANSFIELD  
NG19 7HH



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