



Rannoch Drive
MANSFIELD

burchell
edwards

Rannoch Drive MANSFIELD NG19 6QX

for sale offers in the region of
£165,000



Property Description

Located on Rannoch Drive, Mansfield, this well-presented mid-terrace home is offered to the market with no upward chain, making it an ideal purchase for first-time buyers or investors.

The accommodation briefly comprises an entrance hall, a bright lounge with bay window, and a modern kitchen/diner with integrated appliances and access to the rear garden. To the first floor are three bedrooms and a fitted family bathroom. Additional benefits include a partly boarded loft space housing the boiler.

Externally, the property enjoys a low-maintenance frontage and an enclosed rear garden with decking and artificial lawn, offering an easy-care outdoor space. A single garage in a separate block provides valuable additional storage or parking.

Situated in a convenient residential location close to local amenities, schools and transport links, this property represents a great opportunity for those seeking a ready-to-move-into home or a strong investment addition.



Entrance Hall

Entered via a UPVC front door, the entrance hall features tiled flooring, a wall-mounted radiator and provides access to the ground floor accommodation.

Lounge

A well-proportioned living room with laminate flooring, wall-mounted radiator and a double-glazed bay window to the front elevation allowing plenty of natural light.

Kitchen / Diner

A modern and functional kitchen/diner fitted with matching wall and base units and laminate flooring. Features include an inset stainless-steel sink and drainer, integral fridge-freezer, double oven, and an induction hob set within a central island incorporating a breakfast bar. Spotlights, a wall-mounted radiator, double-glazed window to the rear and a UPVC door providing access to the garden complete the space.

First Floor Landing

With carpeted flooring and access to the loft space.

Bedroom One

A comfortable double bedroom with carpeted flooring, wall-mounted radiator and double-glazed window to the front elevation.

Bedroom Two

A further bedroom positioned to the rear, featuring carpeted flooring, wall-mounted radiator and double-glazed window.

Bedroom Three

With carpeted flooring, wall-mounted radiator and double-glazed window to the front elevation.

Bathroom

Fitted with a three-piece suite comprising a bath with shower over, ceramic wash hand basin and WC. Finished with vinyl flooring, wall-mounted radiator, tiled splashbacks and a double-glazed opaque window to the rear.

Loft Space

Partly boarded for storage and housing the boiler.

Front Garden

Steps and a pathway lead to the front door with a lawned frontage bordered by established plants and shrubs.

Rear Garden

An enclosed rear garden with fenced boundaries featuring a decking area, steps, artificial lawn, a pathway leading to the garage, and a secure gated rear access.

Garage

Single detached garage located in a separate block, accessed via a sheet up-and-over door.

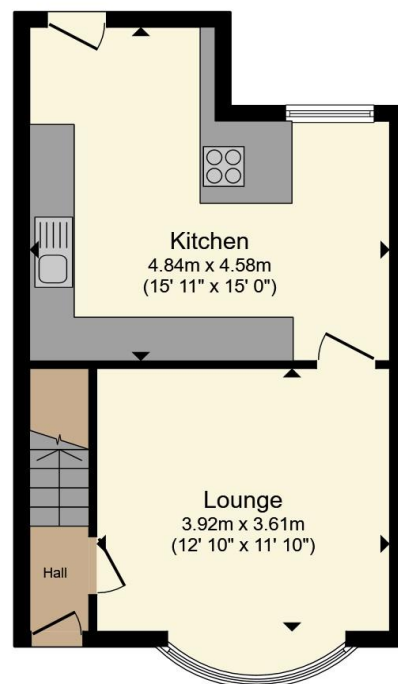
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

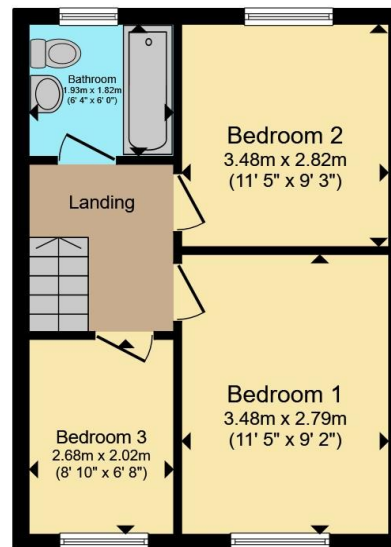








Ground Floor



First Floor

Total floor area 72.1 m² (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209576



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