





2 Somersall Street, Mansfield

£145,000 Freehold

TWO BEDROOMS AND BOX ROOM/OFFICE • SEMI-DETACHED HOME • BOILER INSTALLED JULY 2025, EPC RATING C • MODERN DINING KITCHEN & STYLISH BATHROOM • REAR GARDEN WITH EXCELLENT POTENTIAL • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED • FULLY REFURBISHED

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Entrance Hall
Accessed via a UPVC double glazed entrance door, the welcoming hallway provides stairs rising to the first floor, a central heating radiator and an internal door leading through to the lounge.

Lounge
13' 8" x 12' 1" (4.17m x 3.68m)
(13'8" x 12'1" max) A bright and well presented reception room finished with newly fitted carpet and a UPVC double glazed window to the front aspect, allowing plenty of natural light to fill the space. Additional features include a central heating radiator, ample power points and spotlights to the ceiling. An internal door leads through to the dining kitchen.

Dining Kitchen
14' 1" x 8' 10" (4.29m x 2.69m)
A stylish and well-equipped dining kitchen fitted with a range of modern wall and base units with work surfaces over incorporating a 1½ bowl sink and drainer with mixer tap, four ring gas hob with extractor above and oven beneath. Complementary tiled splashbacks, spotlights to the ceiling and ample power points complete the space, while there is also room for a breakfast table. A useful understairs cupboard provides additional storage, and the gas central heating boiler, installed in July 2025, is also located here. A UPVC door leads through to the utility area.

Utility Area
11' 0" x 4' 8" (3.35m x 1.42m)
A practical space to the home offering space and plumbing for a washing machine and space for a tumble dryer, together with work surface and a wall unit providing useful storage. UPVC double glazed windows allow natural light into the room, while doors provide access to both the rear garden and the kitchen.

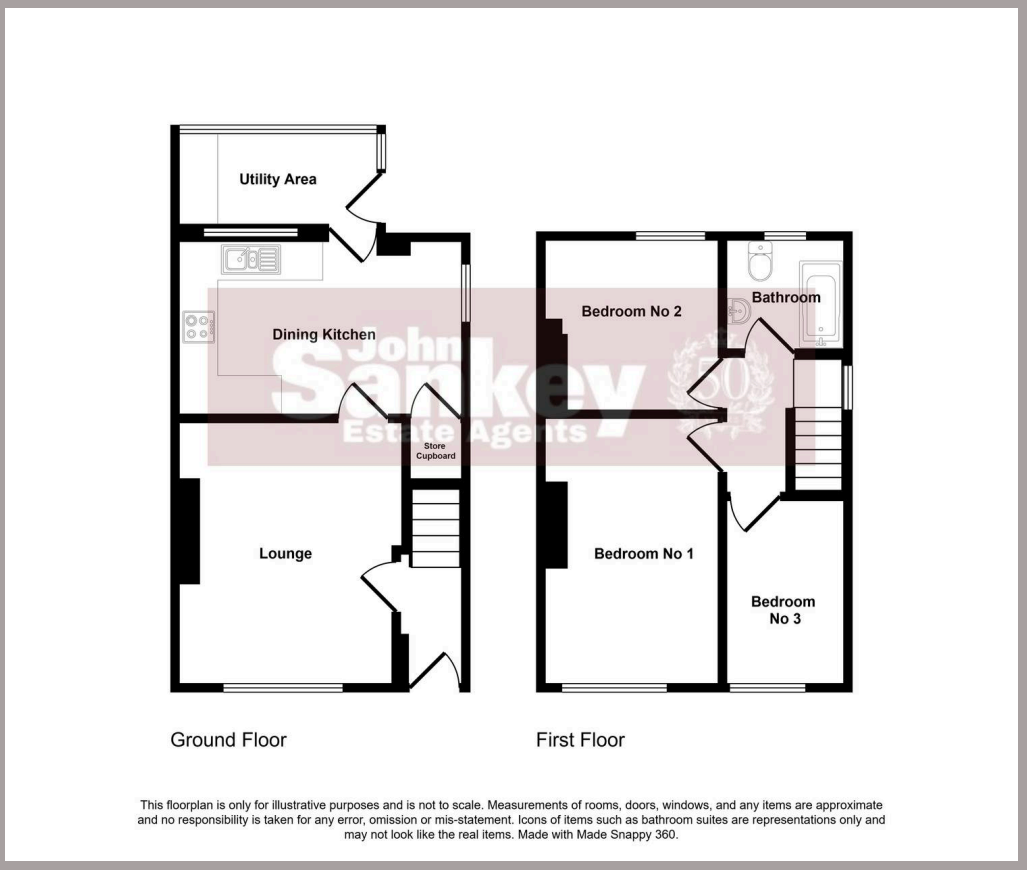
First Floor

Bedroom No 1
13' 8" x 9' 0" (4.17m x 2.74m)
(13'8" x 9'0" max) A well-proportioned double bedroom positioned at the front of the property, benefiting from a UPVC double glazed window, central heating radiator and ample power points.

Bedroom No 2
8' 10" x 8' 11" (2.69m x 2.72m)
(8'10" x 8'11" max) Located to the rear of the property with a UPVC double glazed window overlooking the garden. The room also benefits from a central heating radiator and power points.

Home office/ Box room
9' 6" x 5' 11" (2.90m x 1.80m)
A versatile third bedroom with a UPVC double glazed window to the front aspect, central heating radiator and power points. Ideal as a child's bedroom, nursery or home office.

Bathroom
A contemporary three-piece suite comprising a low flush WC, vanity sink unit with storage beneath and a panelled bath with mains-fed rainfall shower over and fitted glazed shower screen. The room is complemented by fully tiled flooring, majority tiled walls, spotlights to the ceiling, a heated towel rail and a UPVC double glazed window to the rear aspect.



Outside

To the front of the property is a low-maintenance pebbled frontage with a pathway leading to the main entrance door. Gated side access provides entry to the rear garden. The rear garden offers excellent potential and currently comprises a paved patio with a generous area beyond, providing a blank canvas for prospective purchasers to landscape with lawn, decking or further seating areas to suit their own preferences. Please note the rear garden is currently subject to a professional Japanese knotweed treatment programme. We have been advised that the treatment warranty will transfer to the new owners.



Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

All potential buyers are to be aware that the rear garden is currently undergoing a treatment plan for Japanese Knotweed, we are informed by the owner that the warranty/ treatment will pass to the new owners.

