



Offers Over £100,000 Freehold

23 SOMERSALL STREET | | MANSFIELD | NG19 6EJ

BuckleyBrown
ESTATE AGENTS

POTENTIAL NOT TO BE MISSED...

This three-bedroom semi-detached house in Mansfield presents a solid opportunity for buyers seeking a home with scope for improvement. Ideally suited to those wanting to add value or personalise their living space, the property would benefit from some modernisation and general updating throughout — but offers plenty of potential.

On the ground floor, you'll find a well-proportioned living room featuring a bay window, allowing in plenty of natural light and giving the space a bright, airy feel. The kitchen, located at the rear of the property, provides access to two handy outdoor storage sheds via a side entrance — ideal for tools, bikes, or garden equipment.

Upstairs, the first floor hosts three bedrooms of varying sizes, along with a family bathroom complete with a bath. The layout is functional and could be easily reconfigured or refreshed to suit modern needs.

Externally, the home benefits from a walled front garden offering privacy from the street, and a generously sized rear garden — mainly laid to lawn — with a patio area that could be ideal for family use, outdoor dining, or entertaining with some TLC.

A great prospect for first-time buyers, investors, or anyone looking for a project in a popular residential area.

Call today to arrange a viewing and see the potential for yourself.





Hall

Hallway leading into ground floor rooms.

Living Room 11'9" x 14'1"

Spacious carpeted living room with central heating radiator and bay window to the front elevation.

Kitchen 11'9" x 9'2"

Matching cabinet's with ample worktop space, integrated appliances and space for more, inset sink, window to the rear elevation along with a patio door to the garden.

Landing

Landing leading to the first floor rooms.

Bedroom One 9'0" x 13'9"

Spacious carpeted flooring with central heating radiator, built in wardrobe and window to the front elevation.

Bedroom Two 9'3" x 9'2"

Bedroom with carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Three 6'0" x 9'7"

Carpeted flooring with central heating radiator and window to the front elevation.

Bathroom 5'7" x 6'0"

Three piece suite with bath, low flush WC and hand wash basin.

Shed

Storage space with access from the rear.

Outside

Walled front garden, laid to lawn rear garden with patio area.





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. Specially 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) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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