

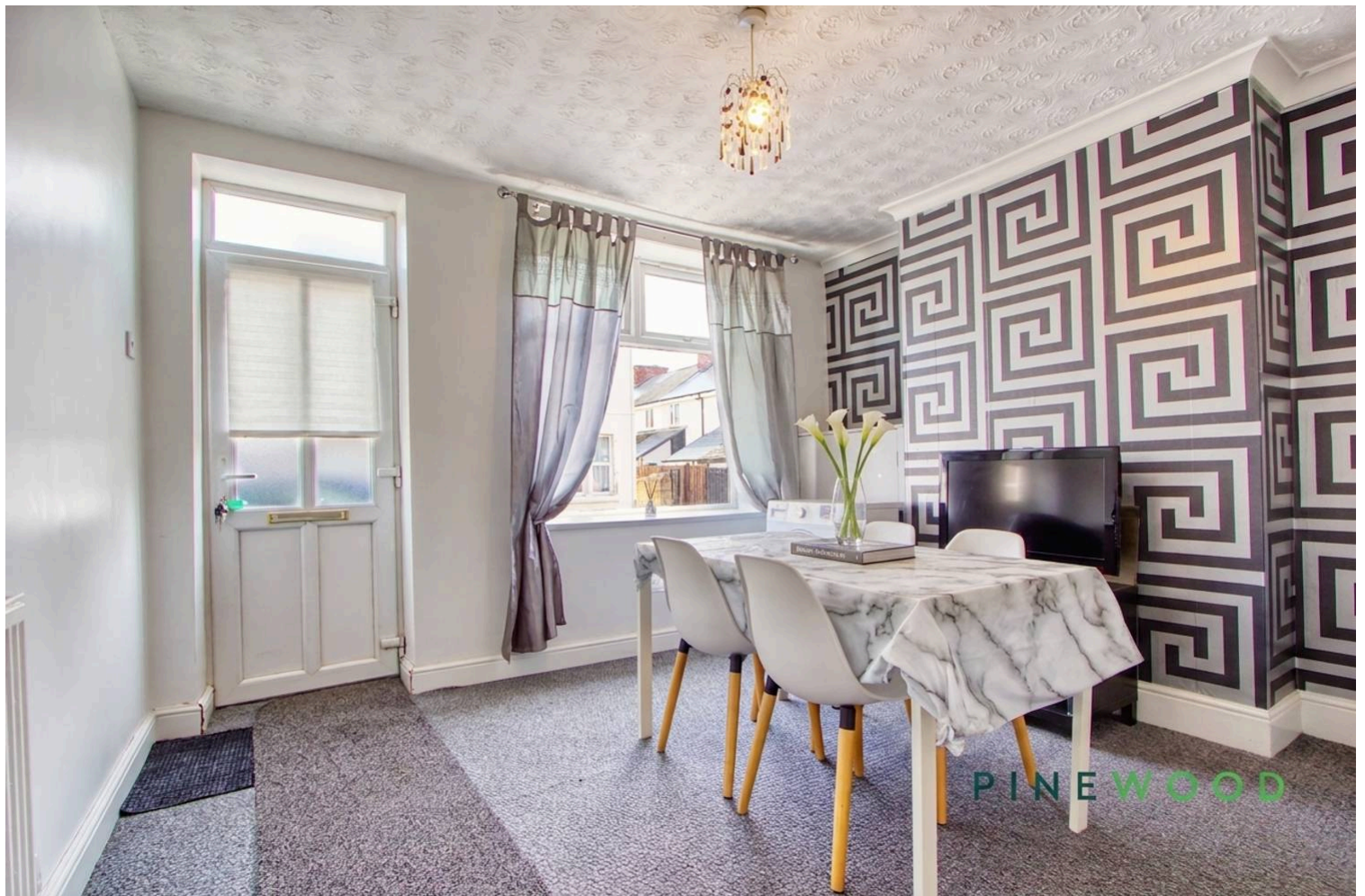
## 29 George Street, Mansfield

£121,950 Freehold

Beautifully presented 2-bed end terrace with high potential rental yield, modern kitchen and bathroom, new boiler, neutral décor. Close to amenities. Freehold. Ideal for investors.

Council Tax band: A | Tenure: Freehold | EPC: C

**Sold with tenant in Situ** – This beautifully presented two-bedroom terrace house offers a wonderful blend of comfort and practicality, making it an ideal choice for investors. Stepping inside, you are welcomed by two spacious reception rooms, providing versatile living and dining areas that can easily adapt to your lifestyle needs. The kitchen, positioned at the rear of the property, features an integrated oven and hob, with dedicated space for a washer and dryer, ensuring daily tasks are effortless. The home benefits from gas central heating, with a new boiler and internal wall insulation, installed within the last 18 months, supporting both efficiency and peace of mind. Throughout, the neutral décor has been tastefully decorated then maintained by the current tenant, creating a fresh and inviting atmosphere. The modern bathroom suite is a real highlight, finished to a high standard with a bath and overhead shower, perfect for relaxing at the end of the day. Located close to local amenities, this property offers the convenience of shops, schools, and public transport just a short stroll away. Offered as a freehold and falling within Council Tax Band A, this attractive investment property is not to be missed. Arrange your viewing today to experience all it has to offer. EPC rating C (73)





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### Lounge / Diner

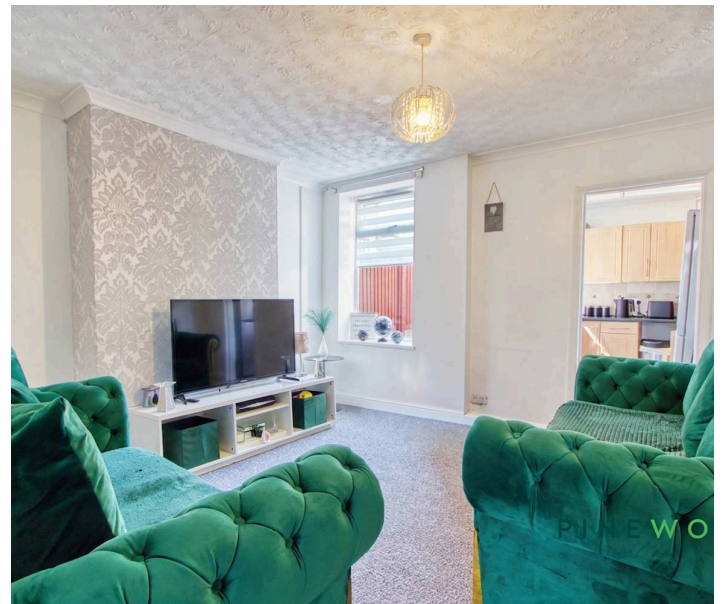
A spacious and welcoming reception room within this stunning two-bedroom property, offering ample space for a range of seating arrangements or alternative layouts. This versatile room is finished with a soft fitted carpet, a central heating radiator, and a large uPVC window overlooking the front aspect, allowing plenty of natural light to flow in.

### Reception Room

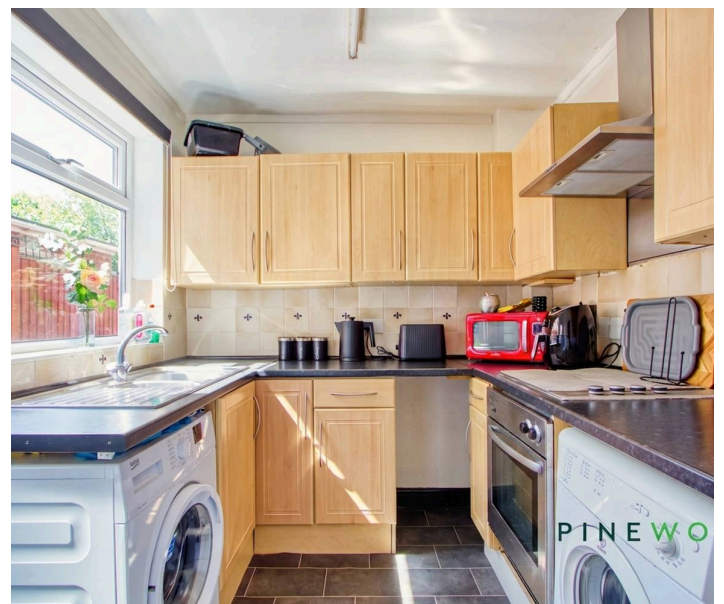
Currently setup as a living room with spacious dimensions perfectly lending itself to a variety of seating arrangements with seamless transitions from the lounge / diner to this room and onto the kitchen. Similarly featuring a soft fitted carpet, a central heating radiator, a uPVC window overlooking the rear aspect and an understairs storage cupboard and access to the first floor.

### Kitchen

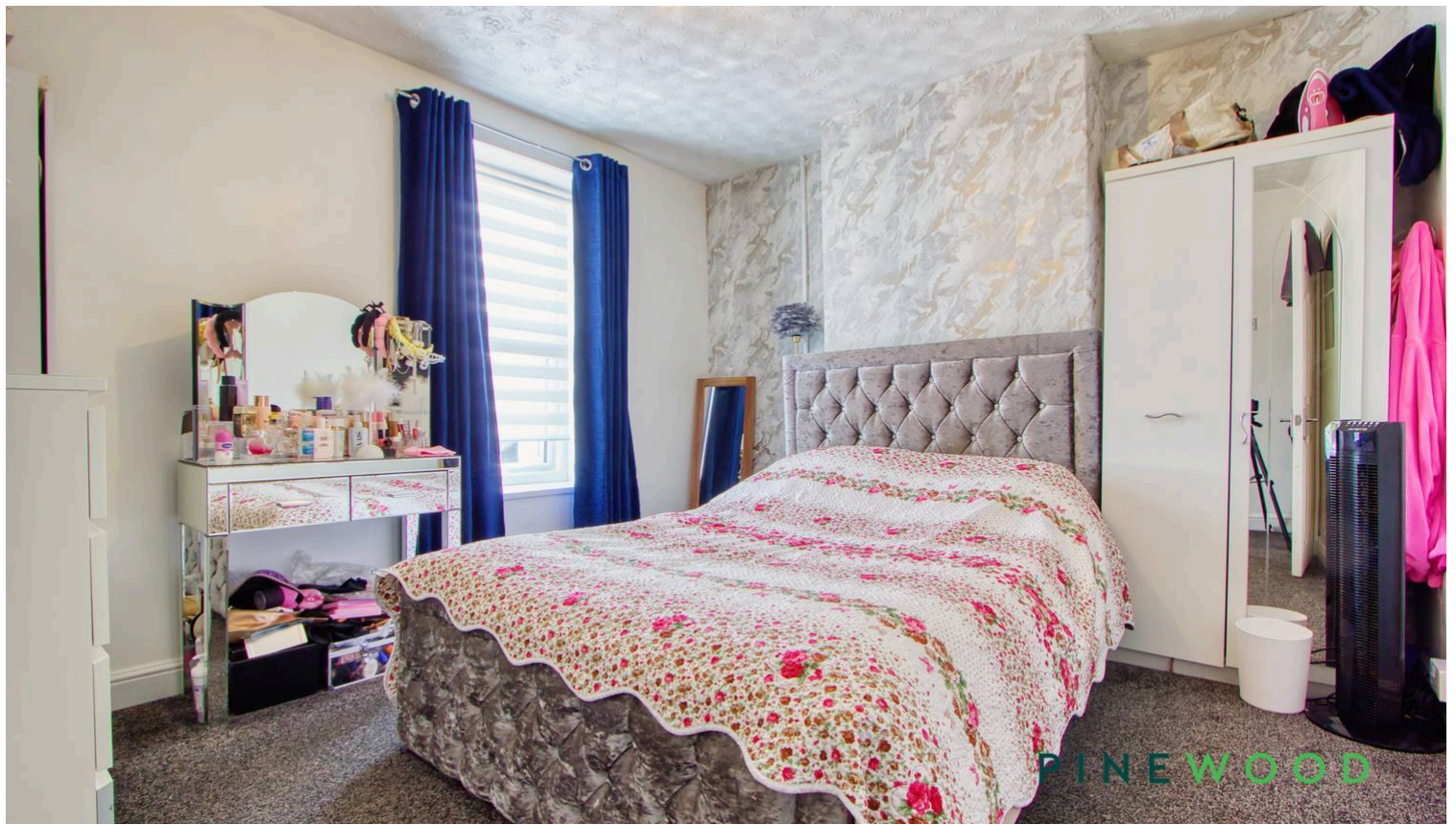
A well-appointed kitchen featuring light wood-effect units complemented by contrasting dark worktops, creating a clean and contemporary finish. The space includes a double stainless steel sink and drainer positioned beneath a large uPVC window overlooking the rear aspect, allowing for plenty of natural light. An integrated four-ring electric hob and oven are seamlessly incorporated into the worktop, while additional space is available for a washing machine and dryer.



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### **Bedroom 1**

Bedroom 1 is a large double bedroom with a soft fitted carpet, central heating radiator and a uPVC window overlooking the front aspect.

### **Bedroom 2**

Currently used as a storage space this versatile room can confidently fit a double bed and various extra bedroom furniture. Featuring a continued soft fitted carpet, a central heating radiator and uPVC window overlooking the rear aspect along with a storage cupboard for that added convenience.

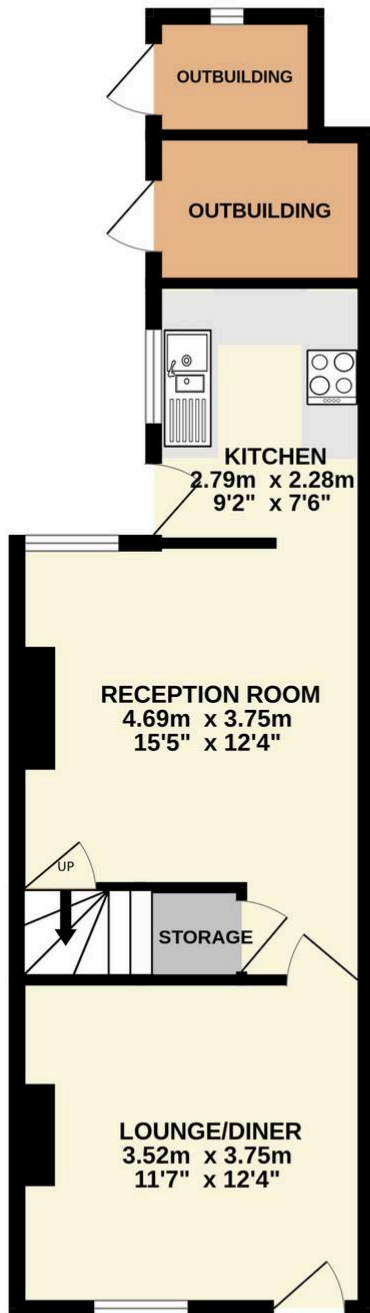


### **Bathroom**

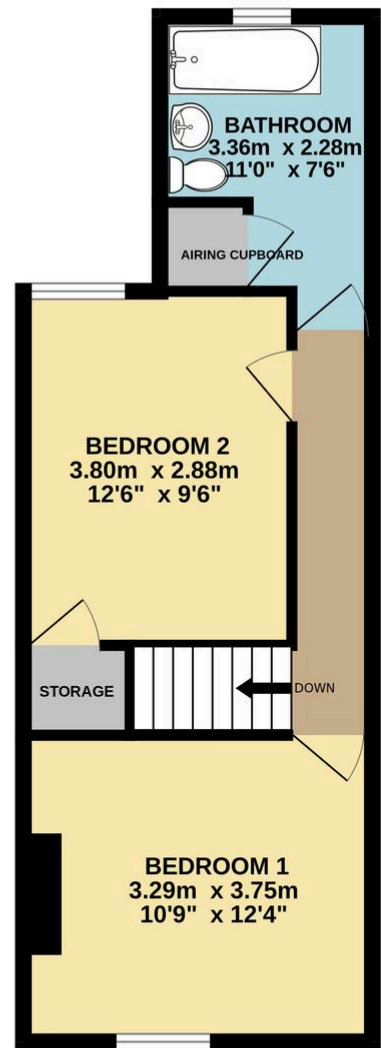
A large bathroom space with modern white bathroom units like a bath with an overhead electric shower situated next to a large frosted glass window for added privacy. A low flush WC and a pedestal sink complete the room with the boiler located within the airing cupboard.



GROUND FLOOR  
42.2 sq.m. (454 sq.ft.) approx.



1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 78.7 sq.m. (847 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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