



Mount Street  
Mansfield

burchell  
edwards

# Mount Street Mansfield NG19 7AS

for sale  
£90,000



## Property Description

Situated on Mount Street, Mansfield, this mid-terrace property presents an excellent opportunity for investors, landlords and buyers seeking a renovation project. Requiring modernisation throughout, the property offers fantastic potential to create a comfortable home or investment property tailored to individual requirements.

The accommodation comprises an entrance living room leading through to a separate dining room featuring a decorative fireplace and access to the kitchen. The kitchen is fitted with a range of wall and base units and provides access to the rear garden. To the first floor, there are two bedrooms and a bathroom fitted with a bath and shower over.

Externally, the property benefits from an enclosed rear garden with fenced boundaries and a useful timber outbuilding, offering additional storage space. The garden enjoys an open aspect to the rear and provides excellent scope for landscaping and improvement.

Conveniently located within easy reach of Mansfield town centre, local amenities and transport links, this property represents a superb opportunity for those looking to add value through refurbishment.

Offered with no upward chain, early viewing is recommended to appreciate the potential on offer.

## Lounge

Front-facing reception room with laminate flooring, a double glazed window, wall-mounted radiator and composite entrance door. Door leading to the inner hallway and stairs to the first floor. Ideal for modernisation and personalisation.

## Dining Room

Spacious dining room featuring laminate flooring, a front-facing double glazed window, wall-mounted radiator and decorative fireplace. Door leading to the kitchen, creating an ideal space for family dining and entertaining.

## Kitchen

Fitted with a range of wall and base units incorporating work surfaces and a stainless steel sink with drainer. Featuring tiled splashbacks, a double glazed window to the rear, space for appliances and access to the rear garden. Offering excellent potential for refurbishment and modernisation.

## Bathroom

Fitted with a panelled bath incorporating a wall-mounted shower, complemented by tiled walls and splashbacks. Offering scope for updating and modernisation to suit individual tastes.

## Bedroom One

Generous double bedroom featuring a double glazed window, wall-mounted radiator and fitted carpet. Offering ample space for freestanding furniture and presenting an excellent opportunity for cosmetic improvement.

## Bedroom Two

Single bedroom with a double glazed window to the rear elevation, wall-mounted radiator and fitted carpet. Requiring refurbishment, the room offers potential for use as a bedroom, nursery or home office.

## Externals

Enclosed rear garden offering excellent potential for landscaping and improvement. The garden is mainly laid to patio with fenced boundaries and benefits from a useful timber outbuilding, making it an ideal outdoor space for storage or future development. Enjoying an open aspect to the rear, the garden provides a good degree of outdoor space for a property of this type.







To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E Mansfield@burchelledwards.co.uk**

12 Albert Street  
MANSFIELD NG18 1EB

EPC Rating:  
Awaited

Council Tax  
Band: A

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD209933 - 0001