£115,000

Newton Street, Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"A really versatile property that would make a great home, but also offers an excellent opportunity for anyone looking for a rental investment."

- Luke, Senior Valuer

## A SMART MOVE FOR CREATIVE HOMEOWNERS OR INVESTORS

***A highly versatile property offering an excellent opportunity to create a comfortable and well-appointed home.***

The flexible accommodation would also make it an attractive option for those considering a rental investment. Whether for personal use or as an investment, this is a property with plenty of potential.

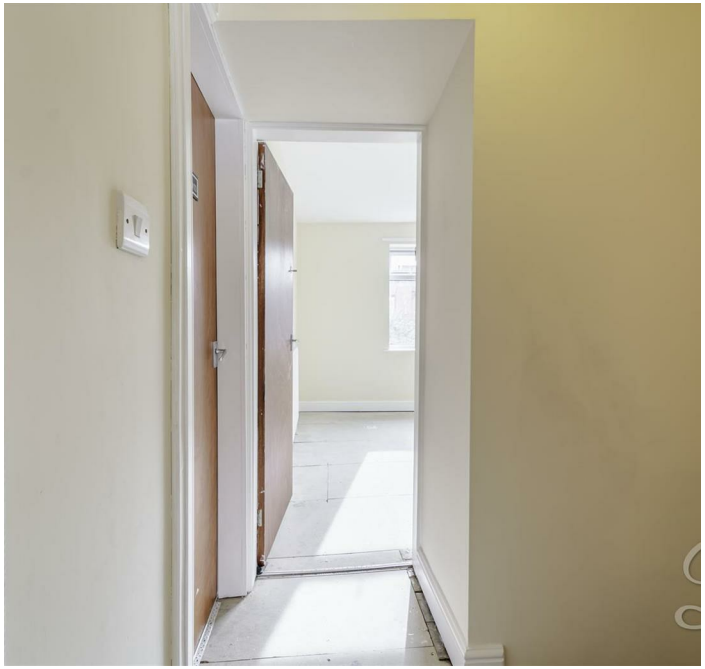
## THE FINER DETAILS

***The ground floor offers a versatile reception room, providing a comfortable space for relaxing and entertaining, alongside a functional kitchen with ample room for appliances and dining furniture.***

A door from the kitchen provides convenient access to the rear garden, creating a practical connection between the indoor and outdoor spaces.

Upstairs, the property offers two generously sized bedrooms, providing comfortable and flexible accommodation for a range of buyers. A large three-piece family bathroom completes the first-floor accommodation.

To the rear, the property benefits from a well-maintained garden featuring a good-sized lawn and paved areas, providing a practical outdoor space for relaxing, entertaining and enjoying the warmer months.



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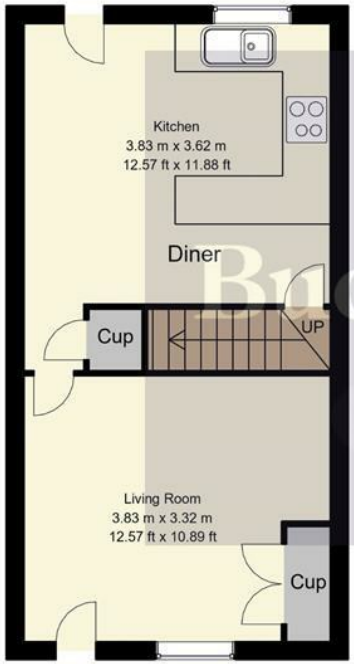
# LIFE IN MANSFILED

***Mansfield offers a convenient blend of town living, green spaces and a strong range of everyday amenities.***

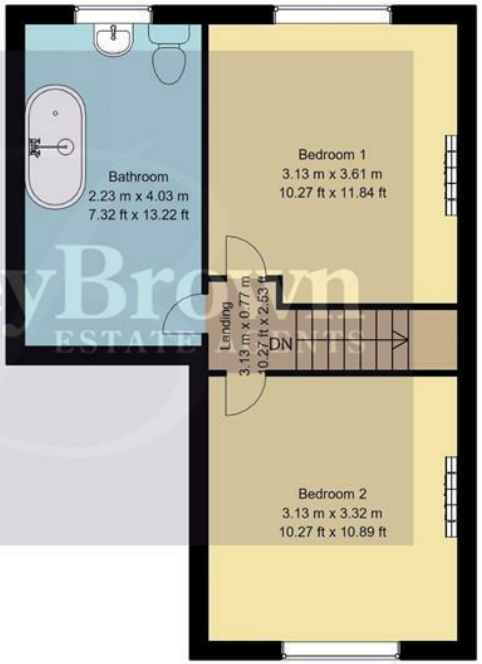
The town centre provides a variety of shops, cafés, restaurants and leisure facilities, while the surrounding area offers plenty of parks and open spaces for enjoying time outdoors. With a good selection of schools and local amenities, Mansfield is a popular choice for families, first-time buyers and those looking for well-connected town living.

For commuters and those looking to explore further afield, Mansfield benefits from good road and public transport connections, with easy access to Nottingham and surrounding towns. The nearby countryside also provides plenty of opportunities for walking and cycling, while attractions such as Sherwood Forest are within easy reach. With its combination of convenience, leisure and access to the outdoors, Mansfield offers a well-rounded setting for modern everyday life.

## Ground Floor
35 sq.m/ 374.59 sq.ft
Approx




## First Floor
39 sq.m/423.36 sq.ft
Approx




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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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# Key Features

**Two generous double bedrooms**

Versatile reception room to the front

Functional kitchen with dining space

Large three-piece family bathroom

Excellent investment property

Size approximately 797 sq.ft

EPC Rating C

Council tax band A

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exceptional representation.

## Let's Chat.

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