



£150,000 Freehold

39 DOUGLAS ROAD | FOREST TOWN | MANSFIELD | NG19 0LT

BuckleyBrown
ESTATE AGENTS

TENANT IN SITU... Nestled in the charming area of Forest Town, Mansfield, this delightful semi-detached house on Douglas Road offers a perfect blend of comfort and convenience. This opportunity is investors looking for easy growth on their portfolio. Let's take a look inside...

As you step inside, you are greeted by a welcoming reception room with ample space for all your desired furnishings. This inviting space is perfect for relaxing after a long day or entertaining friends and family. The layout flows seamlessly into the kitchen area.

Venturing upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat. The bathroom, conveniently located on this floor, is ready to be updated to suit your preferences, ensuring that your daily routines are both comfortable and efficient.

Outside, the property boasts a modest garden that presents a blank canvas for gardening enthusiasts or those seeking a tranquil outdoor space. Whilst the front also hosts a private driveway and garage. The semi-detached nature of the house also allows for a sense of privacy while still being part of a friendly neighbourhood.

Call now to arrange a viewing!





Hall

With a handy storage cupboard and access into;

Living Room 11'11" x 15'3"

Carpeted reception room with a central heating radiator, access upstairs and a window to the front.

Kitchen 11'11" x 8'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and space for additional fixtures. Window and an external door to the rear elevation.

Landing

With access into;

Bedroom One 12'1" x 7'6"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Two 8'11" x 8'6"

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

Bathroom 5'7" x 6'3"

Three piece suite fitted with a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side elevation.

Garage 8'2" x 16'4"

Accessible from the front elevation with an external door to the side.

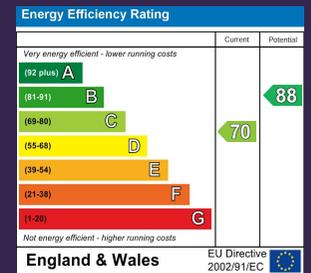
Outside

Low maintenance frontage with a path to the front door, private driveway and a garage for secure off road parking. The rear garden boasts a generous lawn, patio seating area and fence surround.





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.



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