



Offers Over £100,000 Freehold

27 SOMERSALL STREET | | MANSFIELD | NG19 6EJ

BuckleyBrown
ESTATE AGENTS

This three-bedroom semi-detached property in Mansfield represents an excellent investment opportunity, offering generous space and plenty of potential. This property is currently tenant in situ, the home would benefit from some refurbishment but has all the foundations to become a fantastic rental property.

Inside, the ground floor features a bay-fronted living room and a kitchen, along with an external WC and useful store room.

Upstairs, there are three well-proportioned bedrooms and a bathroom, providing practical accommodation for a range of needs.

Externally, a low-maintenance pathway leads to the front door and continues alongside the property, while the rear garden is mainly laid to lawn with mature shrubs, offering both space and privacy.

With its solid layout, scope for improvement, and sought-after location, this property is ideal for buyers looking to add value and extend their portfolio.

Call now to arrange your viewing!





Hall

With access into;

Living Room 11'3" x 13'10"

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

Kitchen 11'3" x 8'9"

Fitted with matching wall and base cabinets, inset sink with drainer and space for additional appliances. Window and an external door to the rear.

Landing

With leading access into;

Bedroom One 8'11" x 13'11"

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

Bedroom Two 8'11" x 9'0"

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

Bedroom Three 5'11" x 9'7"

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

Bathroom 5'11" x 5'9"

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

WC 3'4" x 5'5"

Accessible low flush WC from the rear garden.

Store

Convenient store room located to the rear of the property.

Outside

Low maintenance pathway leading to the front door and alongside the property. The rear garden is mainly laid to lawn accompanied by mature shrubs.





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

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