



Offers Over £100,000 Freehold

60 SOMERSALL STREET | | MANSFIELD | NG19 6EP

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY...

Situated in a convenient location in Mansfield, this three-bedroom semi-detached property offers an exciting opportunity for anyone looking for a renovation project or investment. With plenty of potential throughout — including a room in the roof that could be transformed into a fourth bedroom — this home is ideal for buyers wanting to put their own stamp on a property.

The ground floor features a spacious living room, a well-proportioned kitchen, and a conservatory that adds extra living space and natural light to the home.

Upstairs, there are three good-sized bedrooms and a practical shower room. The additional room in the roof provides further potential, perfect for conversion into a fourth bedroom, home office, or hobby space.

Outside, the property benefits from on-street parking to the front and a generous rear garden with a laid-to-lawn area — offering ample outdoor space to enjoy once modernised.





Hall

Carpeted hallway on entry.

Living Room 11'6" x 14'3"

Spacious living room with carpeted flooring, central heating radiator and bay window to the front elevation.

Kitchen 15'3" x 8'10"

Matching cabinets and ample worktop space, integrated appliances such as an oven, hob and inset sink, window, tiled splash back, space for dining table and chairs and a window to the rear elevation looking out to the conservatory.

Conservatory 15'3" x 5'8"

A brick-built conservatory offers great potential to be transformed into an additional sitting area — it may require

some updating, but it's a fantastic opportunity to create extra living space.

Landing

Landing leading to the first floor.

Bedroom One 9'1" x 10'9"

Spacious bedroom with built in wardrobe, central heating radiator and window to the front elevation.

Bedroom Two 9'1" x 9'0"

Spacious bedroom with built in wardrobe, central heating radiator and window to the rear elevation.

Bedroom Three 5'11" x 9'10"

Bedroom with central heating radiator and window to the front elevation. Perfect use for an office space.



Shower Room 5'10" x 5'6"

Three piece shower room with shower, low flush WC and hand wash basin.

Room in roof/attick 14'3" x 8'4"

Potential for a fourth bedroom.

Outside

On street parking to the front elevation. To the rear is a large laid to lawn area.





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. Specially 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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