



Guide Price £130,000 Freehold

244 VICTORIA STREET | | MANSFIELD | NG18 5RZ

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £130,000 - £140,000 ***

CONVENIENCE ON YOUR DOORSTEP!... Nestled in the heart of Mansfield, on the charming Victoria Street, this delightful mid-terrace offers a perfect blend of comfort and convenience. The location is ideal for those who appreciate a vibrant community, with local shops, parks, and amenities just a stone's throw away. The area is well-connected, making it easy to explore the surrounding attractions and enjoy the rich history of this lovely town.

As you step inside, you are greeted by a warm and inviting ground floor. The open-plan living area is bathed in natural light, creating a welcoming atmosphere for relaxation or entertaining guests. The well-appointed kitchen features modern appliances and ample storage, making it a joy to prepare meals. A versatile dining space completes this level, perfect for enjoying family dinners or casual breakfasts.

Venturing upstairs, you will find two bedrooms, both providing a blank canvas to make your own. The main bedroom also benefits from built-in wardrobes for added convenience. The upstairs area also includes a well-fitted bathroom, ensuring privacy at all times.

Outside, the space is both manageable and inviting, providing a lovely spot to unwind with a book or enjoy a cup of tea. With its delightful features and prime location, this property on Victoria Street is a wonderful opportunity for those seeking a comfortable and stylish living space in Mansfield.

Call now to book your viewing!





Living Room

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

Dining Room

Versatile reception room with laminate flooring, central heating radiator and an external door to the rear.

Kitchen

Complete with a range of matching cabinets, inset sink with drainer, integrated appliances and a window to the side.

Landing

With leading access into;

Bedroom One 11'3" x 8'3"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.



Bedroom Two 7'11" x 11'2"

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

Bathroom 6'2" x 10'5"

Four piece suite comprising of a hand wash basin, low flush WC, a jacuzzi bath and a separate shower. Window to the rear elevation. Benefits from underfloor heating.

Outside

Low maintenance frontage to the front whilst the rear garden hosts a well kept lawn and fence surround.

Additional Information

A new boiler and gas pipes were replaced only two years ago.



Ground Floor
35sq.m/380.27sq.ft
Approx

First Floor
35sq.m/378.60sq.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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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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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