Offers Over £155,000 Freehold

31 CHAUCER STREET | | MANSFIELD | NG18 5PE

BuckleyBrown
ESTATE AGENTS

SPACE, POTENTIAL AND CONVENIENCE!...This fantastic property is a perfect opportunity for investors, first-time buyers, or a growing family. Spread across three floors, the home boasts five bedrooms, offering generous space for families or shared living arrangements. Located in the thriving town of Mansfield, it is conveniently close to local amenities, schools, and excellent transport links.

The ground floor offers ample living space, featuring a cozy living room, a dining room, a kitchen, and a modern family bathroom. The first floor houses three well-proportioned bedrooms, while the second floor provides two additional bedrooms and a well-appointed shower room. Outside, the low-maintenance rear garden presents the ideal opportunity to design your own oasis or keep it simple for an investment property.

With its blank canvas interior, this property invites you to add your personal touch and make it truly your own. Whether you're envisioning a stylish family residence or a lucrative rental, the potential here is immense. Don't miss out on this fantastic opportunity!

Entrance hall
Allowing access to;

Living Room 12'4" x 11'11"
Complete with laminate wood effect flooring, a window to the front elevation and central heating radiator.

Kitchen 12'4" x 13'1"
The kitchen comprises of a range of wall and base units, with work surface over and tiled splashbacks to the surround, an inset stainless steel sink and drainer with inset taps over to complete. There is space in the kitchen for freestanding appliances such as a fridge/freezer, washing machine and a oven, an electric extractor hood is integrated over. There is are also two access doors leading to the hallway and through to the dining room, a window to the rear elevation, two storage cupboards, laminate flooring and a central heating radiator to the room.

Dining Room 6'11" x 7'10"
Accessed from the kitchen the room is complete with laminate flooring, a central heating radiator, a window to the side elevation and an UPVC door allowing easy access to the rear garden.

Bathroom 6'7" x 7'10"
Located on the ground floor the bathroom is modern in style and comprises of a three piece suite, a pedestal wash hand basin, low level w.c. and bath with shower fitting over. The room is fully tiled, has a window to the side elevation and a central heating radiator.

First Floor Landing
Allowing access to;

Bedroom One 12'0" x 12'4"
Generous in size, allowing room for a double bed, the room is also complete with laminate flooring, a central heating radiator and a window to the front elevation.

Bedroom Two 9'1" x 13'1"
Complete with laminate flooring, a central heating radiator and a window to the rear elevation.

Bedroom Three 6'6" x 11'11"
Complete with laminate flooring, a central heating radiator and a window to the front elevation.

Second Floor Landing
Allowing access to;

Bedroom Four 9'4" x 19'0"
Complete with laminate flooring, a central heating radiator and a velux window to the rear elevation.

Bedroom Five 6'6" x 11'11"
Complete with laminate flooring, a central heating radiator and a velux window to the front elevation.

Shower Room 5'9" x 6'7"
Modern three piece bathroom suite, comprises of a corner shower cubicle with tiled surround, a pedestal wash hand basin with tiled splashback and a low level w.c. the room is also complete with laminate flooring and a window to the front elevation.

Outside
The rear garden consists of laid patio slabs and poured concrete, with walled areas and fencing to the surround allowing for a low maintenance space. There is also two gates located within the surround allowing access.

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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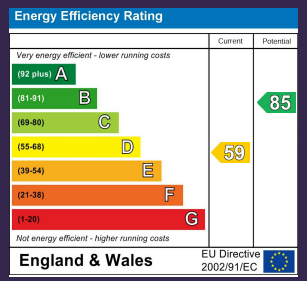
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



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