



**The Olde Coach House, 66 Albert Street,  
Mansfield Woodhouse, Mansfield,  
Nottinghamshire, NG19 8BH**

**No Chain £155,000**  
**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Grade II Listed Stone Cottage
- Lounge & Separate Kitchen
- Spacious Accommodation: 1,093 Sq Ft
- Ideal Buy-to-Let or Airbnb
- Central Woodhouse Location
- Two Double Bedrooms
- Gas Central Heating
- Fantastic Investment Opportunity
- One Allocated Parking Space
- Walking Distance to Shops & Amenities

A Grade II Listed, two double bedroom stone cottage offered to the market with the benefit of no upward chain, situated in a central Woodhouse location within walking distance to shops and amenities.

The property boasts a fantastic investment opportunity having previously been utilised as a successful Airbnb generating approximately £1,500 per calendar month. The property is currently tenanted generating £850 per calendar month. The property would also represent an excellent opportunity for first time buyers, professional couples and single occupiers looking for low maintenance living close to amenities.

The property provides a spacious layout of living accommodation extending to circa 1,093 sq ft with gas central heating. On the ground floor, there is a lounge and a kitchen with access to the cellar. The first floor landing leads to two good sized double bedrooms, a utility and a walk-in wardrobe and a large bathroom comprising a four piece suite.

## OUTSIDE

Externally, there is one allocated parking space to the rear of the property.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## LOUNGE

14'3" x 12'7" (4.34m x 3.84m)

Having a free standing electric fire mounted on a tiled hearth with mantle above. Radiator, laminate flooring and window to the front elevation.

## KITCHEN

10'11" x 10'8" (3.33m x 3.25m)

Having farmhouse style cabinets comprising wall cupboards, base units and drawers complemented by wooden work surfaces. Belfast sink with chrome swan-neck mixer tap. There is a handmade central island with base units and drawers and space for stools for seating underneath. Freestanding range cooker with two ovens and a five ring gas hob. Space and plumbing for a concealed washing machine. Display shelving, ceiling spotlights, quarry tiled floor, window to the rear elevation, side entrance door, stairs to the first floor landing and doorway leading to steps down to the cellar.

## CELLAR

14'4" x 12'1" (4.37m x 3.68m)

A useful storage space, with power and light points, consumer unit and electricity meter.

## FIRST FLOOR LANDING

### BEDROOM 1

12'2" x 12'2" (3.71m x 3.71m)

The first of two double bedrooms with radiator and window to rear elevation.

### BEDROOM 2

12'6" x 9'11" (3.81m x 3.02m)

A second double bedroom with original cast iron fire and grate, exposed beam, radiator, cupboard housing the combi boiler and window to the front elevation.

### UTILITY

6'0" x 5'4" (1.83m x 1.63m)

Having plumbing for a washing machine, work surface, tiled floor and radiator. Connecting door to:

### WALK-IN WARDROBE

6'1" x 5'5" (1.85m x 1.65m)

With fitted rail.

### FAMILY BATHROOM

12'3" x 9'6" (3.73m x 2.90m)

Having a four piece suite with chrome fittings comprising a freestanding bath with claw feet, mixer tap and shower handset. Separate walk-in tiled shower area with rainfall shower. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Tiled floor, radiator and window to the rear elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

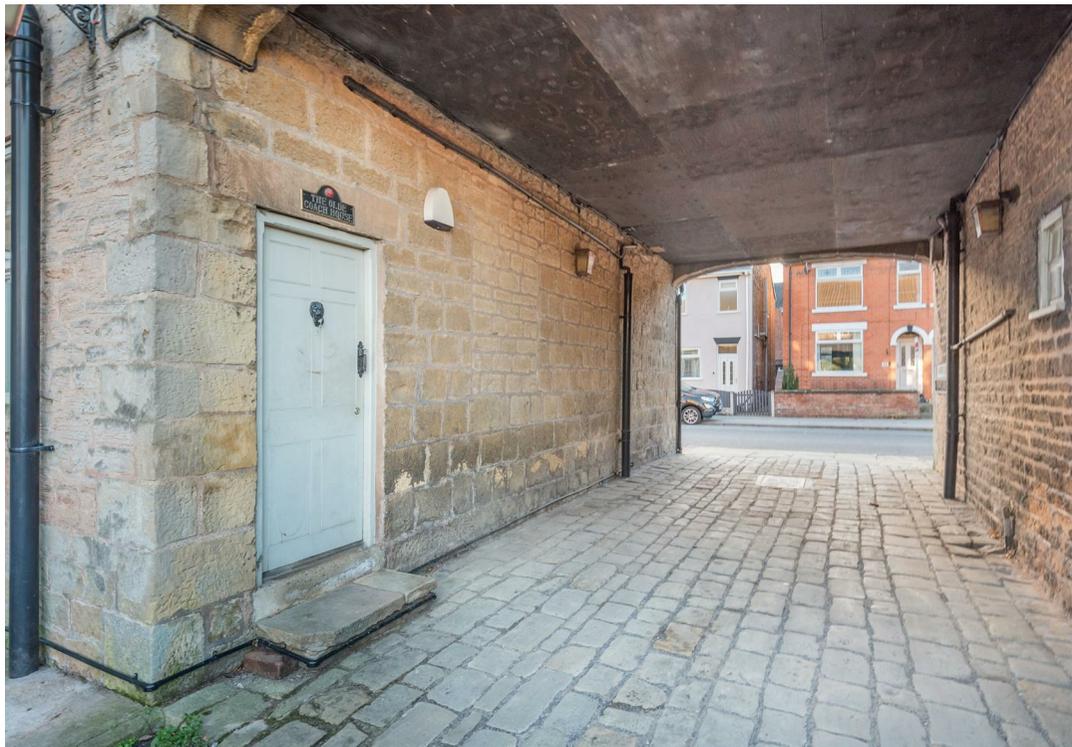
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











**Albert Street, Mansfield Woodhouse**  
**Approximate Gross Internal Area**  
**102 SQ M/1093 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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