



10 Newton Street
Mansfield, Nottinghamshire NG18 2RH
Offers Over £120,000

- A THREE BEDROOMED TERRACED PROPERTY, WITH TWO STOREY REAR EXTENSION.
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND CONSUMER UNIT TESTED 2026.
- FITTED DINING KITCHEN INCLUDING BUILT IN OVEN AND HOB AND UNDER STAIR CUPBOARD.
- TO THE FIRST FLOOR ARE THREE GENUINE BEDROOMS (NO ATTIC ROOM TO THE SECOND FLOOR).
- CONVENIENT LOCATION, CLOSE TO TOWN CENTRE WITH ON-STREET PARKING AVAILABLE.
- EXCELLENT CONDITION THROUGHOUT, HAVING JUST BEEN FULLY UPGRADED.
- LOUNGE TO THE FRONT, HOUSING THE GAS AND ELECTRIC METERS AND CONSUMER UNIT.
- INNER LOBBY LEADING TO THE GROUND FLOOR BATHROOM WITH MODERN FITMENTS.
- SMALL RAISED AREA OF GARDEN TO THE FRONT AND FULLY ENCLOSED GARDEN TO THE REAR.
- IDEAL OPPORTUNITY FOR A FIRST-TIME BUYER OR BUY-TO-LET INVESTOR (CIRCA £800PCM).

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

from Ratcliffe Gate, turn right onto Great Central Road. At the end of here, turn left onto Littleworth. Newton Street is then on the left-hand side.

ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

12' x 11'6 (3.66m x 3.51m)

UPVC door and double-glazed window to the front aspect. Radiator. Laminate flooring. Cupboard housing the gas and electric meters and consumer unit.

DINING KITCHEN

10'3 x 8'3 and 8'1 x 5'1 (3.12m x 2.51m and 2.46m x 1.55m)

Fitted with white base and eye level units, contrasting work tops and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Under stair cupboard. Radiator, tiled flooring, UPVC door and window. Door to inner lobby.

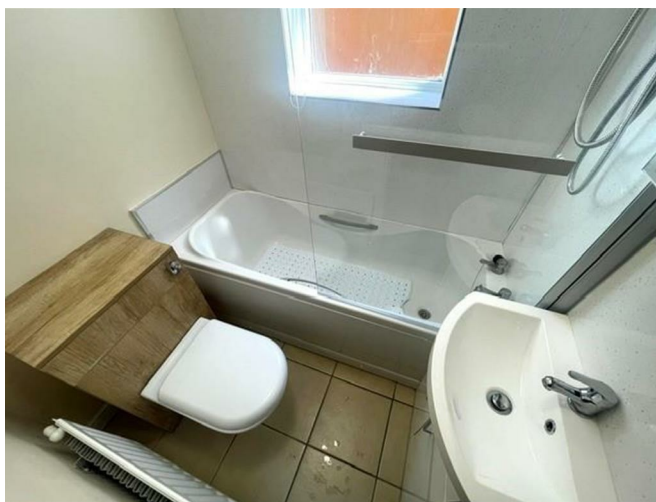


INNER LOBBY

Access to the ground floor bathroom and stairs to the first floor.

BATHROOM

Comprising panelled bath with electric shower, counter-top basin within vanity unit and WC. Mermaid panelling, UPVC obscure glaze and radiator.



FIRST FLOOR

LANDING

BEDROOM ONE

11'8 x 11'8 (3.56m x 3.56m)

UPVC double glazed front elevation, radiator and access to the loft space.



BEDROOM TWO

11'1 x 7'6 (3.38m x 2.29m)

Radiator. UPVC double glazed rear elevation.



BEDROOM THREE

8' x 8' (2.44m x 2.44m)

Cupboard housing the combination boiler. UPVC double glazed rear elevation. Radiator.



proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5910/03.08.2026

OUTSIDE

There is an area of raised garden to the front of the property and shared pathway to the side. The property has a fully enclosed garden to the rear. On street parking (not permit holder) is available.



The property is in council tax band A (Mansfield District Council).

FINANCIAL ADVICE

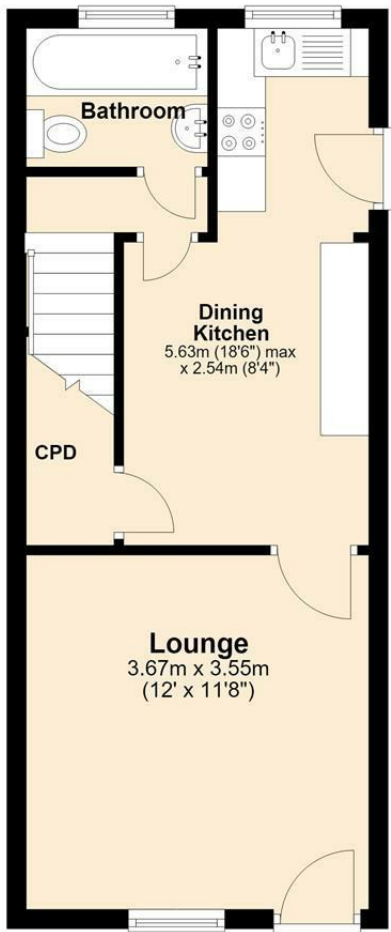
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are

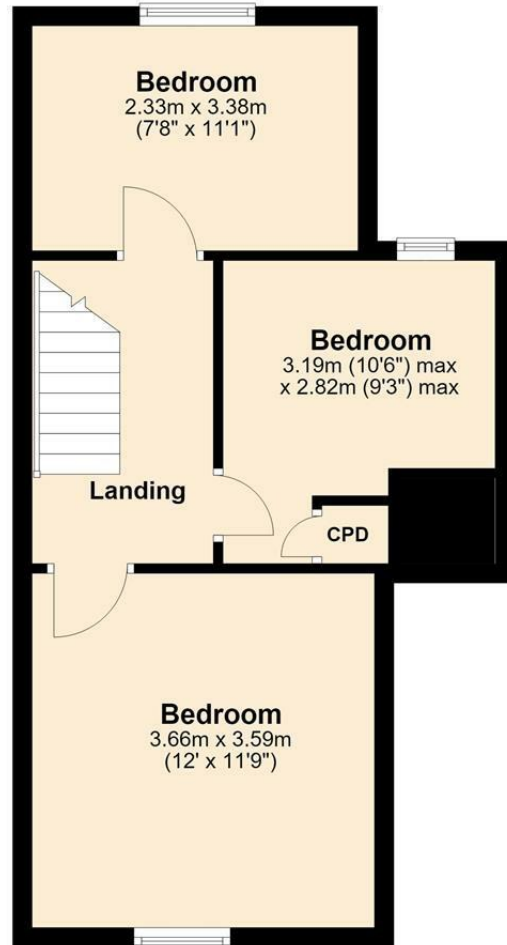
Ground Floor

Approx. 32.4 sq. metres (348.7 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 69.0 sq. metres (743.0 sq. feet)

Energy Efficiency Rating	
	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	82
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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