



£140,000 Freehold

1 EDWALTON COURT | | MANSFIELD | NG18 4LZ

BuckleyBrown
ESTATE AGENTS

A PERFECT OPPORTUNITY....Situated in the popular area of Mansfield, this end-terrace house offers excellent potential for buyers looking to create a home to their own specifications. Conveniently located close to local shops, schools, and transport links, it provides both accessibility and a friendly neighbourhood environment.

The ground floor comprises a spacious living room, providing plenty of natural light and a comfortable space for relaxation and entertaining. The kitchen/diner is generous in size, offering space for cooking and family meals. The property is in need of modernisation throughout, allowing the new owner to refurbish and update to suit their own taste and lifestyle.

Upstairs, there are three good-sized bedrooms, some benefiting from built-in wardrobes, providing ample storage for a growing family. The first floor is completed by a family bathroom, which is ready for renovation and modernisation.

Externally, the property features a gravelled frontage and a rear garden laid with patio slabs and additional gravel, creating a low-maintenance outdoor space with potential for landscaping or entertaining. A large garage provides valuable storage and parking, completing the overall practical appeal of this property. The property also benefits from a brand-new roof fitted with solar panels.

Don't let this opportunity pass you by, call up today to secure your viewing. 01623 633633





Porch
Porch upon entrance.

Hall
Laminate flooring with central heating radiator.

Living Room
Carpeted flooring with central heating radiator and window to the front elevation.

Kitchen/Dining Room
Carpeted flooring with matching cabinets, integrated appliances such as an oven, gas hob and inset sink, tiled splash back and window to the rear elevation. Ample space for your desired dining furniture.

WC
Low flush WC with hand wash basin.

Landing
landing leading to the first floor.

Bedroom One
Carpeted flooring with central heating radiator and a window to the front elevation.

Bedroom Two
Carpeted flooring with central heating radiator, built in wardrobe's and a window to the rear elevation.

Bedroom Three
Carpeted flooring with central heating radiator, built in wardrobe's and a window to the front elevation along with a built in wardrobe.

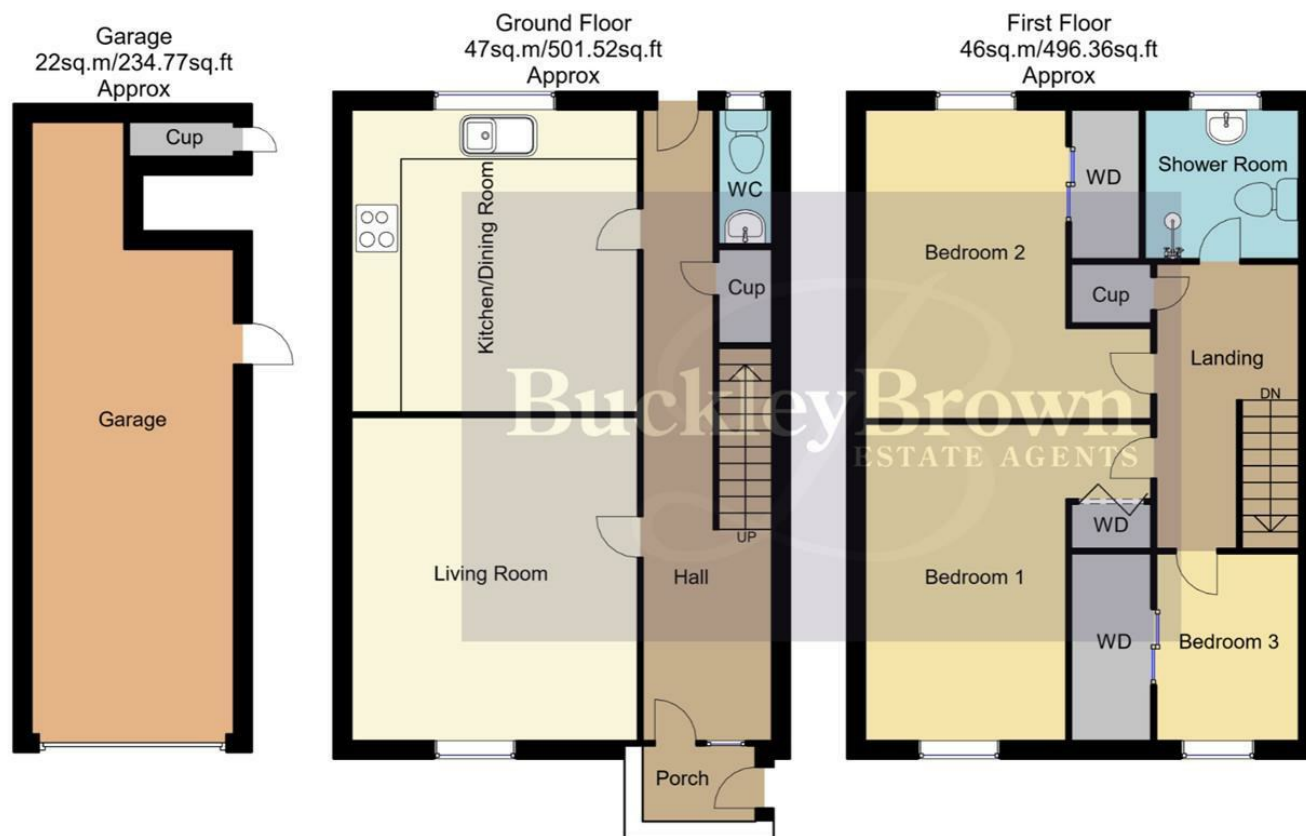
Shower Room
Three piece shower room with low flush WC, hand wash basin and shower.



Garage
Spacious garage with access from the side.

Outside
The property features a gravelled front garden and a rear garden with a mix of slabs and gravel, providing a low-maintenance space perfect for summer BBQs and outdoor entertaining





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		
(81-91) B		
(69-80) C		
(55-68) D	73	75
(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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