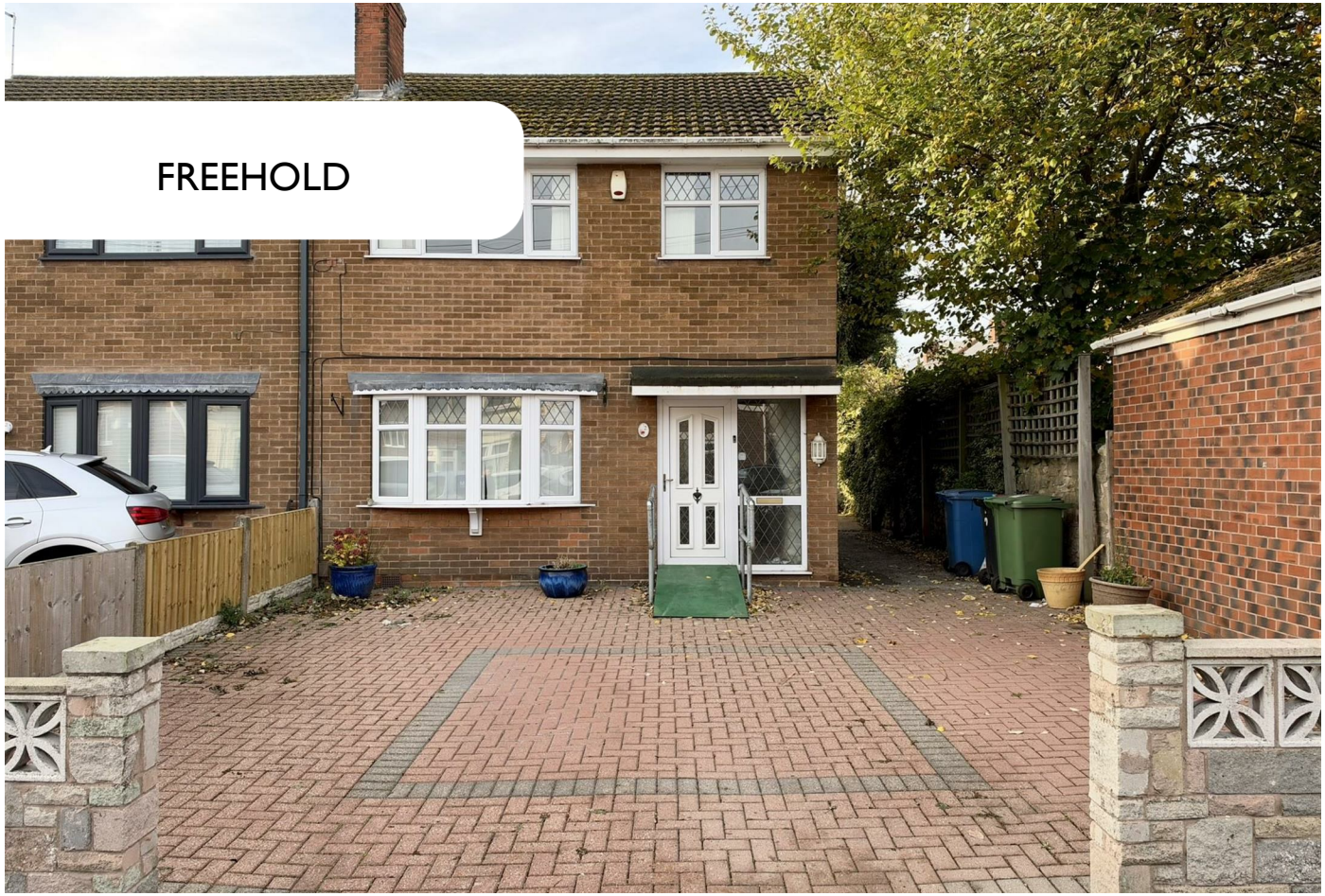






House - Semi-Detached (EPC Rating: D)

2 KING STREET, MANSFIELD WOODHOUSE, MANSFIELD, NG19 9AU

Offers In The Region Of

£199,995

FEATURES

- Three Bedroom Semi Detached Property
- In Need of Modernisation
- Enclosed Rear Garden
- No Upward Chain
- Driveway & Garage
- Ideal First Time Buy
- Council Tax Band - B
- Early Viewing Advised!

3 1 1 D

Location

3 Bedroom House - Semi-Detached located in Mansfield

Entrance Hall
Welcoming entrance hallway with access to the main living areas and useful under stairs storage.

Lounge/Diner
23'6" x 11'9" max (7.17 x 3.6 max)
Spacious reception room featuring a bay window, offering plenty of room for relaxing and dining. Benefits from a gas central heating radiator and access to the conservatory.

Kitchen/Diner
18'0" x 7'10" (5.5 x 2.4)
Fitted with a range of floor-to-ceiling units providing ample storage, with space for a dining table. Benefits from a large window allowing plenty of natural light, a gas central heating radiator and access to the conservatory.

Conservatory
8'6" x 7'10" (2.6 x 2.39)
Bright additional reception space with plenty of natural light and doors leading out to the rear garden.

Stairs & Landing

Bedroom One
10'11" x 9'7" (3.35 x 2.94)
Well-proportioned double bedroom benefiting from a gas central heating radiator and a large window overlooking the rear garden.

Bedroom Two
10'11" max x 13'6" (3.35 max x 4.14)
Well-proportioned bedroom featuring built-in wardrobes, a gas central heating radiator and a window overlooking the front of the property.

Bedroom Three
9'4" x 6'10" max (2.87 x 2.1 max)
Smaller third bedroom, ideal for a home office, nursery or dressing room, with access to the loft. Benefits from a gas central heating radiator.

Bathroom
6'1" x 6'10" max (1.87 x 2.1 max)
Three-piece family bathroom with a frosted window providing natural light and a separate cupboard housing the boiler.

External
Enclosed garden comprising a patio and lawn, with side access to the driveway and garage.

Driveway & Garage
Private driveway providing off-road parking, alongside a useful garage offering storage. Side access leads through to the rear garden.

Disclaimer
Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are

approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering
Intending purchasers will be asked to produce identification before a sale can be agreed.

Viewings

Viewing is strictly by appointment with Location, 13-15 Albert Street, Mansfield, Nottinghamshire, NG18 1EA www.locationestateagency.co.uk Telephone: (01623) 654555

Disclosure of Personal Interest

Please be advised that a member of our staff has a personal interest in the property being marketed.

In the interests of transparency and full disclosure, we wish to make prospective purchasers aware of this connection. The property is being marketed in accordance with our usual professional standards













and procedures, and all enquiries, viewings and offers will be handled fairly and impartially.

We are committed to ensuring that all parties are treated openly and fairly throughout the marketing and sales process.







GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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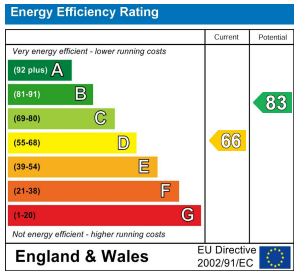
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enquires@locationmansfield.co.uk

https://www.locationmansfield.co.uk

Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements