



Armstrong Road
Mansfield

burchell
edwards



Property Description

Situated on Armstrong Road, Mansfield, this two-bedroom semi-detached house offers an excellent opportunity for investors, developers or buyers seeking a renovation project. Requiring modernisation throughout, the property provides fantastic potential to create a comfortable home to suit individual requirements.

The accommodation comprises an entrance hall with stairs rising to the first floor, a bay-fronted living room with fireplace and brick surround, and a kitchen fitted with base units, pantry storage and space for appliances. A ground floor WC/cloakroom and conservatory overlooking the garden complete the ground floor.

To the first floor are two well-proportioned bedrooms, including a spacious principal bedroom with bay window and storage, together with a shower room fitted with a walk-in shower, wash hand basin and WC.

Outside, the property benefits from enclosed front and rear gardens, with mature trees, shrubs and bushes. The rear garden offers excellent potential for improvement. An ideal refurbishment project in a popular residential location.

Entrance Hall

Entered via a composite entrance door, having carpet flooring, stairs rising to the first floor and a door leading into the living room.

Living Room

Featuring carpet flooring, a fireplace with brick surround, wall mounted radiator and a double glazed bay window to the front elevation.

Kitchen

Fitted with base mounted units incorporating an inset stainless steel sink and drainer. Space is provided for an oven, fridge, freezer and washing machine. Having laminate flooring, radiator, useful pantry and a double glazed window to the rear elevation.

Wc / Cloakroom

Fitted with a ceramic wash hand basin and low flush WC. Having vinyl flooring and housing the boiler.

Conservatory

A useful additional reception space with laminate flooring, lighting, brick-built base, windows to all sides and a door providing access to the rear garden.

Bedroom One

A spacious double bedroom with carpet flooring, wall mounted radiator, useful storage and a double glazed bay window to the front elevation.

Bedroom Two

Having carpet flooring, wall mounted radiator and a double glazed window overlooking the rear garden.

Shower Room

Fitted with a three-piece suite comprising a walk-in shower with tiled walls, pedestal wash hand basin and low flush WC. Having vinyl flooring, wall mounted radiator and double glazed opaque windows to the side and rear elevations.

Externals

To the front of the property is an enclosed garden bounded by fencing and a brick wall frontage, with established bushes and shrubs.

The rear garden is enclosed by fencing and comprises a lawned area with mature trees, shrubs and bushes. A side gate provides access, while the garden offers excellent scope for improvement and landscaping.

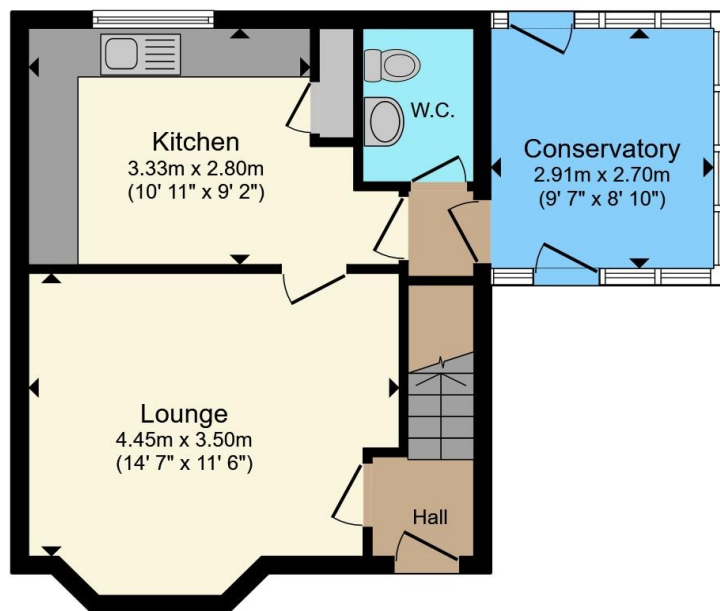
Agents Note

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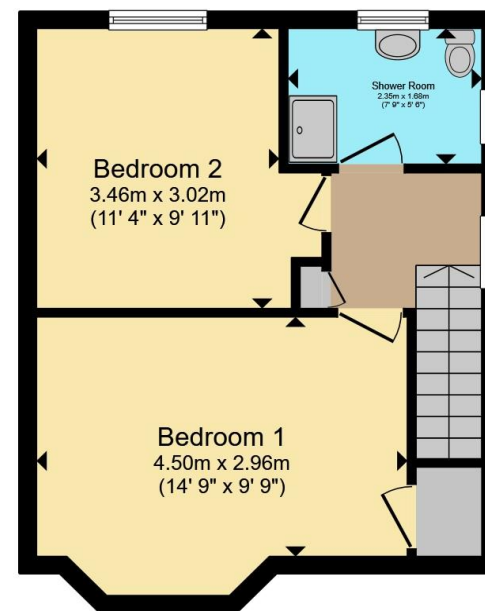








Ground Floor



First Floor

Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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