

FREEHOLD



House - End Terrace (EPC Rating: D)

**76 SMITH STREET,
MANSFIELD,
NOTTINGHAMSHIRE
NG18 3BG**

Offers Over

£99,995

FEATURES

- Popular Location
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Viewing Recommended
- No Upward Chain
- Ideal First Time Buy
- End Terrace Property



Location

2 Bedroom House - End Terrace located in Mansfield

Ground Floor

Lounge

14'11" x 11'10" (4.55m x 3.61m)

UPVC double glazed front door to lounge. Laminate flooring, central heating radiator, double glazed window to the front, coving to the ceiling.

Dining Room

11'3" x 10'5" (3.43m x 3.18m)

Central heating radiator, laminate flooring, fitted storage cupboard, UPVC double glazed window to the rear, coving to the ceiling, stairs to first floor.

Kitchen

9'11" x 8'1" (3.02m x 2.46m)

Fitted with a range of base and eye level units, roll top work surface, tiled splash backs, stainless steel sink unit and mixer tap, cooker point, plumbing for automatic washing machine, space for fridge freezer, UPVC double glazed window to side and rear, UPVC double glazed door to the side.

First Floor

Landing

With loft access

Bedroom One

11'11" x 11'3" (3.63m x 3.43m)

UPVC double glazed window to the rear, central heating radiator and storage cupboard.

Bedroom Two

11'10" x 9'2" (3.61m x 2.79m)

UPVC double glazed window to the front, central heating radiator.

Bathroom

With suite comprising panelled bath with electric shower, pedestal wash hand basin, low level W.C, UPVC double glazed window to the front, central heating radiator.

Outside.

The property has a garden area to the rear with concrete yard but mainly laid to lawn with shrub and flower borders and fencing to the boundaries.

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.

Viewing Arrangements

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



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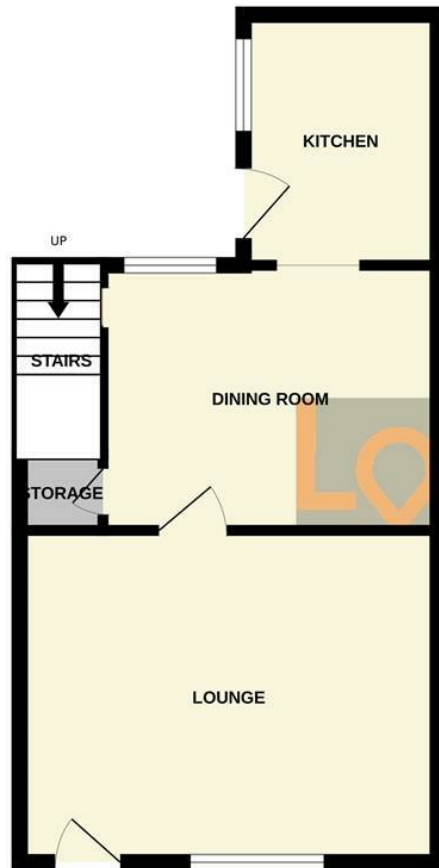


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GROUND FLOOR



1ST FLOOR



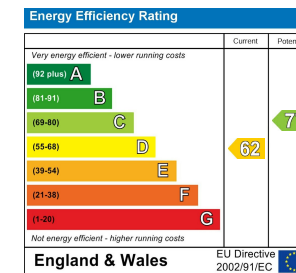
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<https://www.locationmansfield.co.uk>

Council Tax Band



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.

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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Location