





2 Gladstone Street, Mansfield

£115,000 Freehold

THREE BEDROOM MID-TERRACE HOUSE • NO UPWARD CHAIN, EPC RATING:D • TWO RECEPTION ROOMS • RECENTLY UPGRADED INTERNALLY • IDEAL FIRST PURCHASE OR BUY-TO-LET INVESTMENT, VIEWING HIGHLY RECOMMENDED

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John Sankey

50 YEARS











Lounge
11' 10" x 11' 7" (3.61m x 3.53m)
Accessed via a UPVC door to the front. Newly laid laminate flooring, central heating radiator and a UPVC double glazing window to the front provides plenty of natural light the the room. Additionally, an internal door leads to the dining room.

Dining Room
12' 0" x 11' 8" (3.66m x 3.56m)
Leading from the lounge, the dining room offers continuation laminate floor covering, central heating radiator and a UPVC double glazed window to the rear. The room also benefits from power points and internal doors to the kitchen, stairs rise to the first floor and access to the cellar.

Kitchen
7' 10" x 6' 11" (2.39m x 2.11m)
A newly installed kitchen with modern wet wall boarding as the splash back area for ease of maintenance. A work surface houses a sink and drainer unit with a mixer tap and four ring electric hob with oven beneath. Additionally, there's a central heating radiator, UPVC double glazed window and door giving access to the rear garden, with the gas central heating boiler also located here.

Cellar
The cellar is split into two rooms, located beneath the lounge and offers power and lighting. This is an ideal space for storage.

First Floor

Bedroom No 11' 10" x 11' 8" (3.61m x 3.56m)
A double bedroom with a UPVC double glazed window to the front aspect providing natural light to the room, central heating radiator and power points.

Bedroom No 2
9' 6" x 8' 6" (2.90m x 2.59m)
A UPVC double glazed window to the rear aspect provides natural light. Additionally, there is laminate floor covering, a central heating radiator and power point.

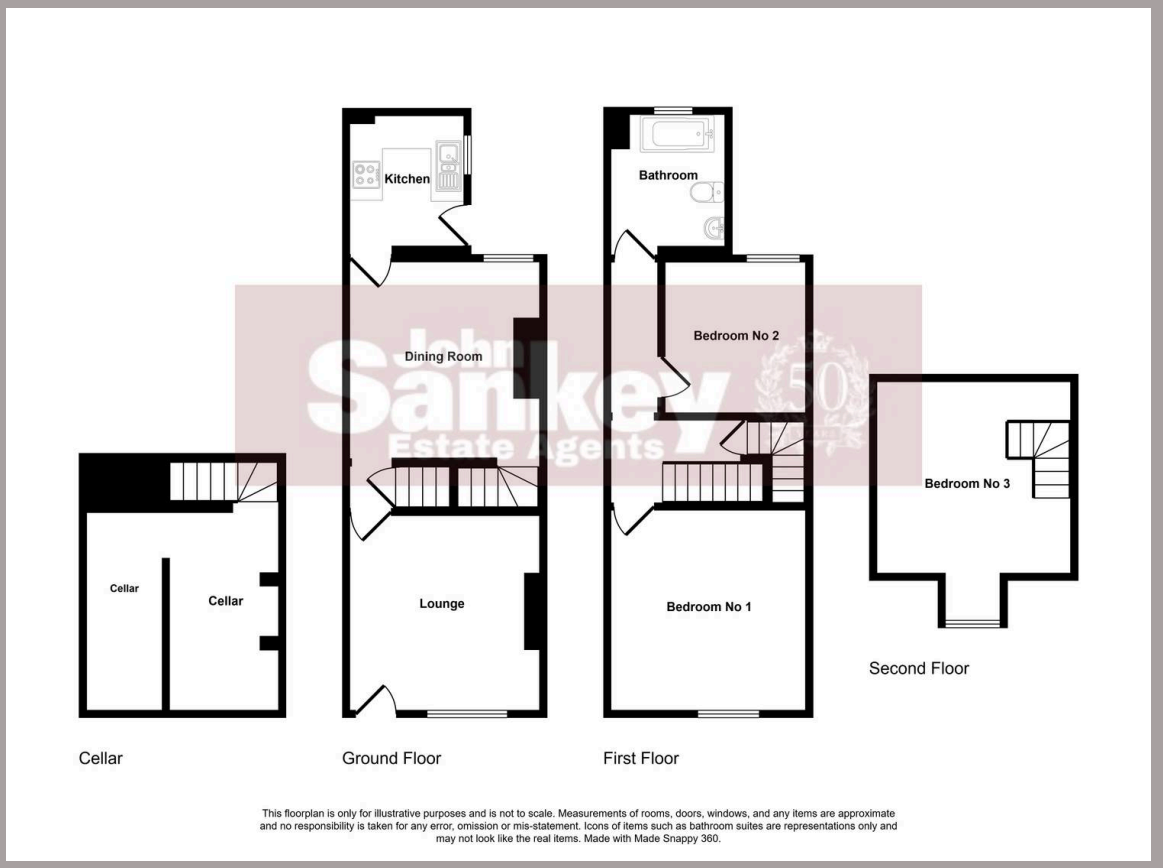
Bathroom
Comprises briefly of a newly installed suite including a low flush WC, pedestal sink with mixer tap and panelled bath with mixer shower attachment and fitted glazed shower screen. There is also a UPVC double glazed window to the rear, a chrome heated towel and wet wall boarding to part of the walls.

Second Floor

Bedroom No 3/Attic Room
11' 8" x 11' 9" (3.56m x 3.58m)
A versatile room, which could quite easily be utilised as a possible bedroom. A UPVC double glazed window to the front Office natural light and a central heating radiator and power points provide convenience.

Outside
The rear garden is majority pebbled and a blank canvas for anyone looking to create their own outside space. Gated access to the side of the property leads to the rear garden, with neighbouring properties having access for bins.

Additional Information
Tenure: Freehold Council Tax Band: A
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.



Offered to the market with **no upward chain**, this beautifully refreshed three bedroom mid-terrace home is an excellent opportunity for **first time buyers** looking to step onto the property ladder or **buy-to-let investors** seeking a property ready to let. Ideally situated within easy reach of **Mansfield Town Centre** and its wide range of amenities, the property combines convenience with stylish, move-in-ready accommodation.

Having recently undergone a programme of improvements, including a **newly fitted kitchen, new flooring and fresh decoration throughout**, the home offers a bright and modern interior. The well-proportioned accommodation includes two versatile reception rooms, providing flexible living and dining space, while the contemporary kitchen offers a practical area for everyday life.

To the first floor are two of the three bedrooms, all served by a family bathroom, while the cellar provides a valuable additional storage area, ideal for household items, bicycles or seasonal belongings. The second floor is consumed by the third bedroom.

Outside, the rear garden has been designed for low maintenance with a pebbled finish, while also offering a blank canvas for purchasers to landscape or personalise to their own taste.

Combining spacious accommodation, tasteful modernisation and a convenient location close to shops, schools and transport links, this attractive home represents an excellent purchase for a variety of buyers. **Early viewing is highly recommended to appreciate this wonderful home.**



