



## 76 Station Street, Mansfield Woodhouse

GUIDE PRICE £95,000 TO £105,000 Freehold

BATHROOM WITH SHOWER ABOVE THE BATH • LOUNGE PLUS DINING KITCHEN • IDEAL LOCATION. EPC RATING: E • TWO BEDROOM TERRACE WITH ATTIC ROOM • CLOSE TO SCHOOLS AND LOCAL SHOPS



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**John Sankey**





## **Ground Floor**

### **Lounge**

Dimensions: 3.63m x 3.61m (11'11 x 11'10). Upvc double glazed entrance door and window to front, central heating radiator and laminate flooring.

### **Kitchen**

Dimensions: 3.63m x 3.63m (11'11 x 11'11). Fitted with a range of base and wall cupboard units with roll top work surfaces inset with stainless steel drainer sink and hot and cold taps, single electric oven, four ring electric hob with extractor above, space for washing machine and freestanding fridge/freezer, laminate flooring, Upvc double glazed window to the rear. central heating radiator, under stairs storage cupboard plus rear hall area with Upvc double glazed door.

### **Bathroom**

Fitted with a three piece suite comprising of panelled bath with gravity shower and shower curtain, low level w.c, wash hand basin into into vanity unit, chrome ladder radiator, laminate flooring an Upvc double glazed window.

## **First Floor**

### **Bedroom No. 1**

Dimensions: 3.63m x 3.66m (11'11 x 12'). Carpeted flooring, central heating radiator ,Upvc double glazed window and storage cupboard.

### **Bedroom No. 2**

Dimensions: 3.63m x 2.69m (11'11 x 8'10). Carpeted flooring, central heating radiator ,Upvc double glazed window and storage cupboard housing gas combination boiler.

## **Second Floor**

### **Attic Room**

Dimensions: 3.63m x 4.72m (11'11 x 15'6). Carpeted flooring, central heating radiator. Velux window, storage cupboard and access to loft space.

## Outside

To the rear there is an enclosed part lawned and part concrete patio area garden.

## Agents Note

Tenure: Freehold

Council Tax band: A

EPC Rating: E

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

