

## 23 Titchfield Street, Mansfield

£110,000 Freehold

MID-TERRACE HOME • THREE BEDROOMS • CLOSE TO LOCAL AMENITIES • NO UPWARD CHAIN, EPC RATING: C • IDEAL FOR INVESTORS, CURRENT RENT £775



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**John Sankey**





## How To Find The Property

Leave Mansfield via Chesterfield Road South and at the traffic lights adjacent to Tesco turn left onto Rosemary Street and the next set of traffic lights turn right onto Westfield Lane then just before the bus shelter turn right onto Titchfield Street, continue around the corner and the property is on the right hand side clearly marked by one of our signboards.

## Lounge

Dimensions: 3.71m x 3.40m (12'01" x 10'11"). A welcoming living space with a UPVC double glazed window and door to the front elevation, allowing plenty of natural light to flood the room. A feature display fire centrepiece creates a cozy focal point, while the room is fitted with a central heating radiator, TV and power points. An internal door leads seamlessly into the kitchen, making this an ideal space for relaxation or entertaining.

## Kitchen

Dimensions: 4.60m max x 3.68m (15'1" max"x 12'01"). This spacious kitchen offers a variety of wall and base units providing ample storage. It has space and plumbing for both a washing machine and tumble dryer, as well as room for a freestanding gas cooker. The work surface houses a sink and drainer unit with a mixer tap, complemented by tiled flooring and tiled splash backs. Spotlights to the ceiling illuminate the space, while a UPVC double glazed door leads out to the rear garden. Internal doors provide access to the stairs leading to the first floor and the downstairs bathroom, making the kitchen not only functional but the central hub of the home along with space to take a dining table.

## Downstairs Bathroom

A three-piece suite, this bathroom includes a low flush WC, a vanity-style sink unit with storage beneath the work surface, and a corner bath with a mixer shower attachment. A UPVC double glazed window to the side aspect provides natural light, making this bathroom both practical and bright.

## First Floor

## Bedroom No 1

Located at the front of the property, this spacious bedroom benefits from a UPVC double glazed window that allows ample natural light. The room features a central heating radiator and laminate flooring. A useful storage area offers potential to be converted into a built-in wardrobe space. There are also convenient power points.

## Bedroom No 2

A well-proportioned double bedroom situated at the rear of the property. This room enjoys views of the garden through a UPVC double glazed window. It is equipped with a central heating radiator and power points, making it a comfortable and practical space.

## Bedroom No 3

This third bedroom is generously sized and can comfortably accommodate a double bed. A UPVC double glazed window to the side aspect provides natural light, while the room is complete with a central heating radiator and power points. This versatile room could also serve as an office or guest room depending on your needs.

## Outside

The rear garden is designed with low maintenance in mind, featuring a pebbled area and a raised decked patio, perfect for outdoor seating and entertaining. Fenced boundaries, while a gate at the bottom of the garden provides access to a rear alleyway, ideal for taking out bins and providing access to the rear of the property. Additionally, there is an outhouse for extra storage and a convenient outdoor tap.

## Additional Information

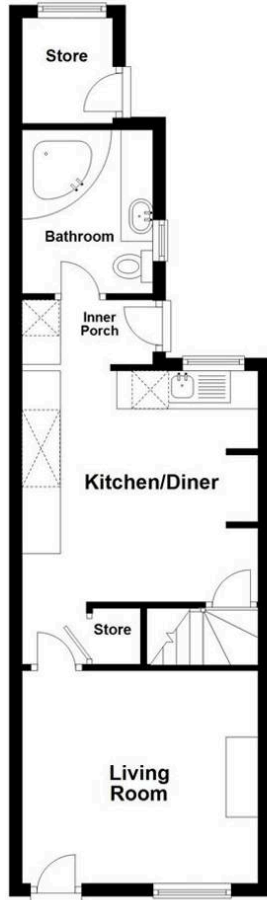
Tenure: Freehold

Council Tax Band: A

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

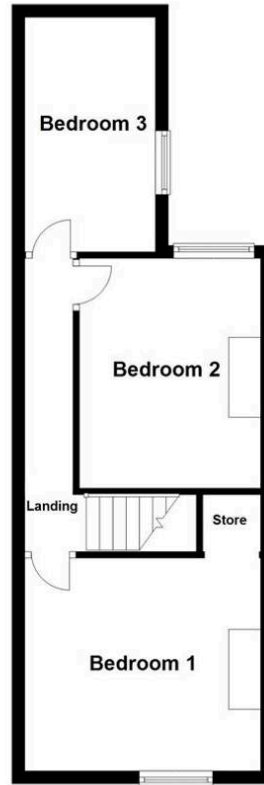
### Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.



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