



**24 Murray Street, Mansfield,
Nottinghamshire, NG18 4AS**

Offers Over £115,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Terraced House
- Large Modern Bathroom
- Second Generous Reception Room
- Popular & Convenient Location
- No Upward Chain
- Two Large Double Bedrooms
- Bay Fronted Lounge
- Private Garden
- Great Rental Potential
- Viewing Advised

This spacious, traditional terraced house offers an excellent opportunity for either those looking to take their first steps onto the property ladder or those looking to make a shrewd investment to add to a rental portfolio offering an excellent rental income of £550 per calendar month. This property has a fantastic amount of living space is well presented and neutral throughout and has also benefited from a full re-wire in 2015. This property also boasts an impressive ultra convenient location off of Nottingham Road which gives walking distance to a well serviced bus route with links to Nottingham city centre, Mansfield town centre and a whole host of excellent amenities.

The accommodation comprises a particularly light lounge with central walk through hallway into the second spacious reception room, and a modern kitchen. To the first floor landing there are two large double bedrooms and a large modern bathroom.

Externally the property has plenty of space for on street parking and to the rear of the property there is a courtyard style garden which is totally low maintenance with secured fencing to all sides and a rather private backdrop.

AN UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

ENTRANCE PORCH

With a wall light point and an internal access door into the:

LOUNGE

14'4" into bay x 12'6" (4.37m into bay x 3.81m)

A tasteful light and bright bay fronted lounge having a radiator, ceiling light point and a double glazed bay window to the front elevation.

INNER HALLWAY

An inner hallway walk through between the two reception rooms having an access door to the cellar.

SECOND RECEPTION ROOM

12'5" x 12'2" (3.78m x 3.71m)

A second well proportioned reception room which offers excellent versatility currently set as a dining room with seamless access through into the modern kitchen. Having a radiator, ceiling light point, door providing access to the stairs and a double glazed window to the rear elevation.

CELLAR

15'6" max x 12'6" max (4.72m max x 3.81m max)

With lighting.

KITCHEN

10'4" x 6'11" (3.15m x 2.11m)

A neutral and modern kitchen offering plenty of storage having a tasteful range of white wall cupboards, base units and drawers all with brushed chrome fittings. Rolled edge working surfaces with inset one and a half bowl ceramic sink with drainer and chrome mixer tap. Integrated electric oven, four ring gas hob with stainless steel extractor hood over. There is also space for a substantial fridge/freezer, plumbing for washing machine, ceiling

light point, tiled splashbacks, double glazed window to the side elevation and an obscure double glazed door providing access onto the private rear garden.

FIRST FLOOR LANDING

15'7" max x 2'7" (4.75m max x 0.79m)

Having a ceiling light point and a loft hatch.

BEDROOM 1

16'3" x 11'11" (4.95m x 3.63m)

The first of two double bedrooms having a radiator, ceiling light point, storage cupboard and two large double glazed windows to the front elevation.

BEDROOM 2

13'1" x 12'2" (3.99m x 3.71m)

A second spacious double bedroom having a radiator, ceiling light point, storage cupboard and a double glazed window to the rear elevation.

BATHROOM

10'9" x 10'3" (3.28m x 3.12m)

A large bathroom having a modern white three piece suite comprising a panelled bath with wall mounted electric shower, low flush WC and a pedestal wash hand basin with a chrome mixer tap. There is also a large radiator, ceiling light point, coving to ceiling, extractor fan, part tiled walls, storage cupboard housing and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally the property has plenty of space for on street parking and to the rear of the property there is a courtyard style garden which is totally low maintenance with secured fencing to all sides and a rather private backdrop.

VIEWING INFORMATION

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

SERVICES DETAILS

All mains services are connected.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

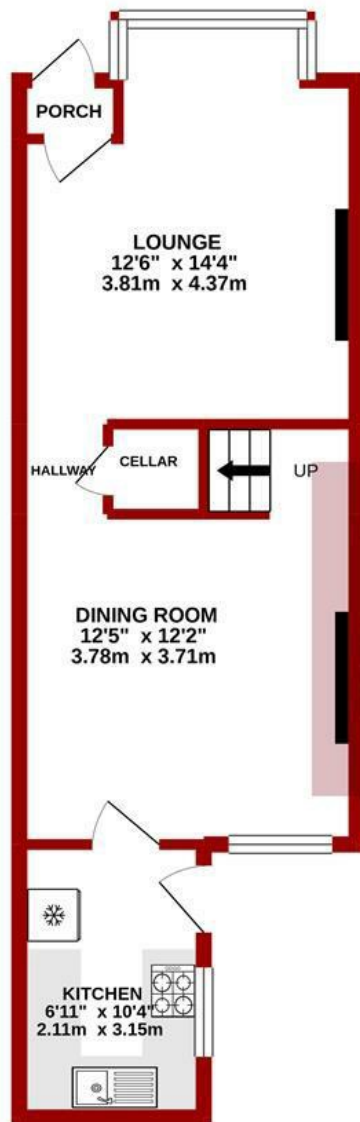
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1048sq.ft. (97.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		66
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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