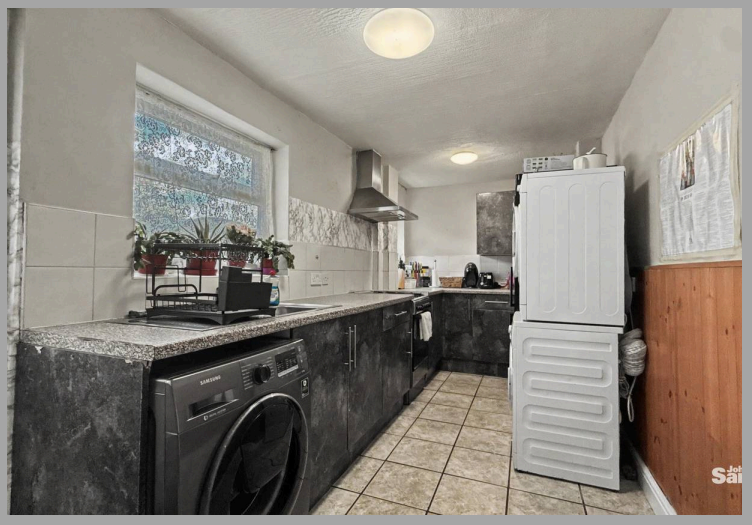
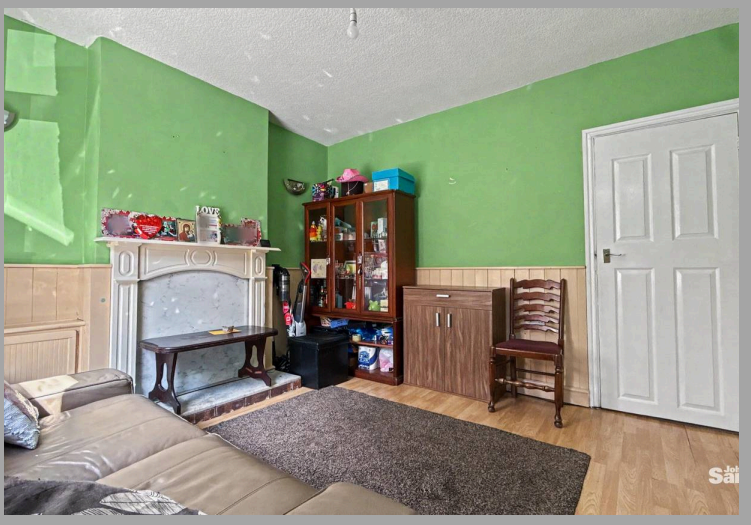






72 Welbeck Street, Mansfield

£105,000 - £109,950 Freehold

DECEPTIVELY SPACIOUS TERRACE HOME • TWO RECEPTION ROOM & FITTED KITCHEN • TWO DOUBLE BEDROOMS TO THE FIRST FLOOR AND FURTHER ATTIC ROOM • GENEROUS BATHROOM WITH FREE STANDING ROLL TOP BATH • NO UPWARD CHAIN, EPC RATING: D

41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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LOVE



Lounge
11' 10" x 11' 0" (3.61m x 3.35m)
A bright and welcoming reception room accessed via the main entrance door. Finished with laminate flooring, the room benefits from a UPVC double glazed window to the front aspect, allowing plenty of natural light to fill the space. Further features include a central heating radiator, power points and open access to the dining room, creating an excellent flow between the two reception areas.

Dining Room
11' 10" x 11' 11" (3.61m x 3.63m)
A spacious second reception room offering excellent versatility, ideal as a formal dining area or additional family living space. A UPVC double glazed window to the rear provides natural light, while continuation laminate flooring from the lounge, a central heating radiator and a useful understairs storage cupboard complete the room. Doors provide access to the kitchen, while the staircase rises to the first floor.

Kitchen
16' 4" x 6' 9" (4.98m x 2.06m)
The kitchen is fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. There is space and plumbing for a washing machine, along with space for a freestanding gas cooker and additional appliances. Two UPVC double glazed windows to the side aspect provide plenty of natural light, while a door gives direct access to the rear garden. A central heating radiator and internal door to the dining room complete the space.

First Floor

Bedroom No 1
11' 10" x 10' 11" (3.61m x 3.33m)
A well-proportioned double bedroom situated to the front of the property, benefiting from a UPVC double glazed window providing natural light, a central heating radiator and power points.

Bedroom No 2
9' 4" x 8' 9" (2.85m x 2.67m)
Positioned to the rear of the property, this comfortable bedroom overlooks the rear area through a UPVC double glazed window and benefits from a central heating radiator and power points.

Bathroom
A generously sized bathroom comprising a low flush WC, pedestal wash hand basin with mixer tap and a beautiful freestanding bath with handheld shower attachment, creating an attractive focal point. The room also benefits from a UPVC double glazed window to the rear, a central heating radiator and houses the gas central heating boiler.

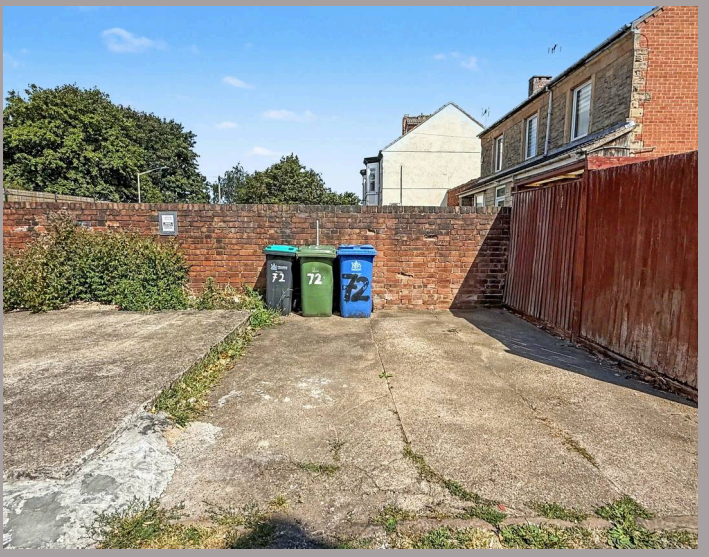
Second Floor

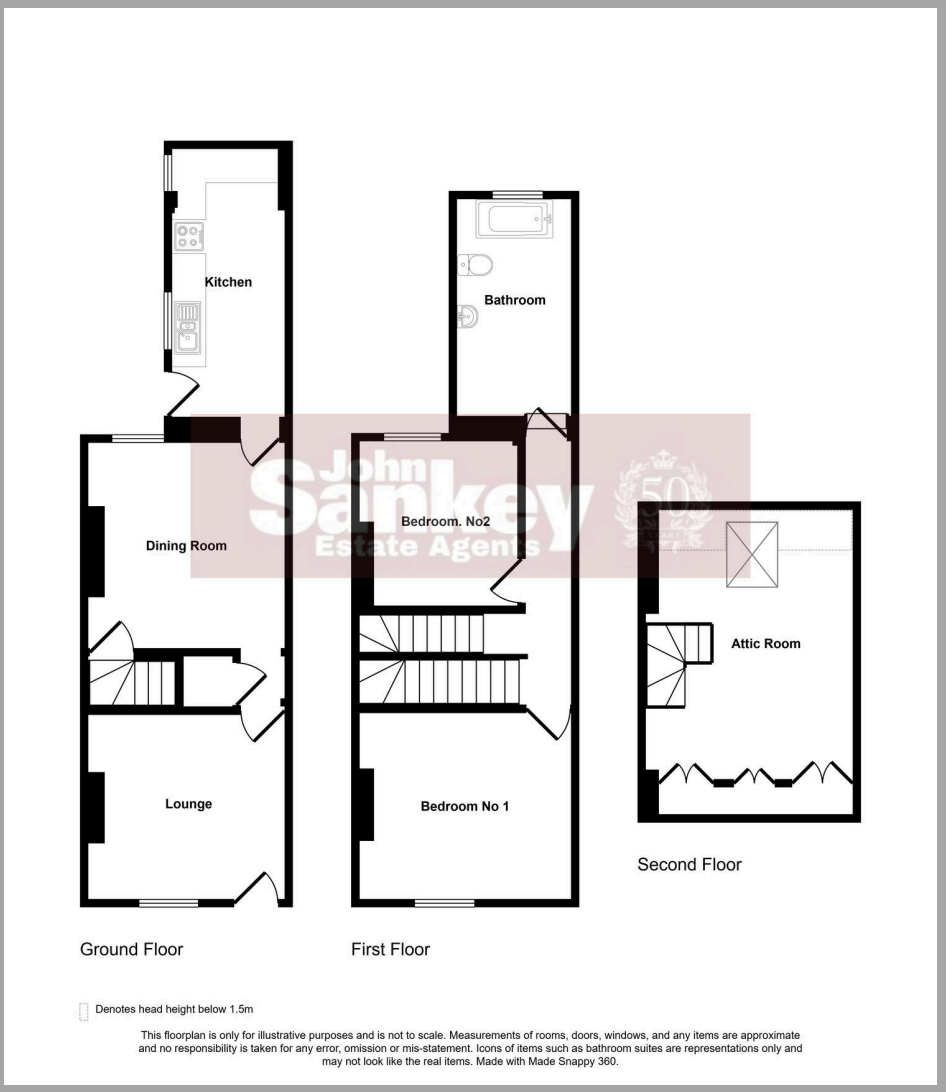
Attic Room
14' 7" x 11' 3" (4.45m x 3.43m)
Currently utilised as a third bedroom, this versatile attic room offers an excellent amount of space and features fitted wardrobes along one wall, a skylight window providing natural light and a central heating radiator. This room offers a variety of potential uses, subject to a purchaser's individual requirements.



Outside
To the rear of the property is a low-maintenance concrete area, offering space for potted plants . A useful brick-built outhouse provides additional storage, while gated rear access leads to a concrete hardstanding, providing off-road parking for one vehicle—a valuable feature for a property of this style and location.
Addition Information
Tenure: Freehold Council Tax Band: A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.







These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate. ***GUIDE PRICE £105,000-£109,950*** Offered to the market with **no upward chain**, this deceptively spacious two bedroom mid-terrace home, with the added benefit of a versatile attic room, presents an excellent opportunity for **first time buyers and investors** alike. Conveniently positioned close to a range of local amenities, the property offers generous living accommodation and the added bonus of **off-road parking to the rear**, a particularly desirable feature for this style of home. Internally, the accommodation comprises two well-proportioned reception rooms, providing flexible living and dining space, together with a good-sized fitted kitchen offering ample storage and workspace. To the first floor are two bedrooms served by a spacious bathroom, while the attic room provides valuable additional accommodation, ideal as a hobby room, home office or occasional bedroom, subject to a purchaser's own requirements.

Outside, the property benefits from a low-maintenance rear area with a useful brick-built outhouse for storage. Gated rear access leads to a concrete hardstanding providing **off-road parking for one vehicle**, an increasingly sought-after feature that further enhances the property's appeal. Offering spacious accommodation, excellent potential and a convenient location, this is a fantastic opportunity for buyers looking to step onto the property ladder or expand their investment portfolio. **Early viewing is highly recommended to appreciate the space and potential this home has to offer.**Offered to the market with **no upward chain**, this deceptively spacious two bedroom mid-terrace home, with the added benefit of a versatile attic room, presents an excellent opportunity for **first time buyers and investors** alike. Conveniently positioned close to a range of local amenities, the property offers generous living accommodation and the added bonus of **off-road parking to the rear**, a particularly desirable feature for this style of home. Internally, the accommodation comprises two well-proportioned reception rooms, providing flexible living and dining space, together with a good-sized fitted kitchen offering ample storage and workspace. To the first floor are two bedrooms served by a spacious bathroom, while the attic room provides valuable additional accommodation, ideal as a hobby room, home office or occasional bedroom, subject to a purchaser's own requirements.

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