



Albion Street, Mansfield, Nottinghamshire NG19 7AU

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Offers In The Region Of £110,000

PINEWOOD





# Albion Street Mansfield Nottinghamshire NG19 7AU



## Offers In The Region Of £110,000

**2 bedrooms  
1 bathroom  
2 receptions**

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYER OR INVESTOR - POSS 7.8% Gross Yield
  - NEW DECOR THROUGHOUT - NEW CARPETS AND FLOORING THROUGHOUT
- UPVC DOUBLE GLAZING (SOME NEW) AND GAS CENTRAL HEATING (COMBI BOILER) - COUNCIL TAX BAND A
  - REAR ENCLOSED SOUTH EAST FACING GARDEN
- TWO DOUBLE BEDROOMS - TWO RECEPTION ROOMS - WITH BUILT IN UNDER STAIRS STORAGE
  - MODERN KITCHEN WITH UTILITY/DINING AREA
  - MODERN BATHROOM WITH WHITE SUITE AND MIXER SHOWER OVER BATH
- ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY - CUL DE SAC LOCATION
  - EASY ACCESS TO THE M1 MOTORWAY JUNCT 29
- CLOSE TO THE MAIN COMMUTER ROUTE INTO MANSFIELD/CHESTERFIELD AND CLOSE TO ALL THE NEARBY SCHOOLS AND AMENITIES





NO CHAIN - RENOVATED - CUL DE SAC LOCATION - EXTENDED TO THE REAR - IDEAL FOR THE FIRST TIME BUYER OR INVESTORS ( poss 7.8% gross yield)

This two bed mid terrace has been renovated with new white decor, new grey flooring and grey carpets throughout and is larger than it may first appear, set back off the road via a small forecourt, with two very good sized reception rooms leading to the open plan modern kitchen which has been extended to the rear to provide a useful utility or dining area.

Upstairs you will find two very good sized double bedrooms and a large bathroom with white suite and mixer shower to bath. On street parking is available to the front of the property and to the rear is an enclosed SOUT EAST facing garden. With easy access to the M1 motorway junct 29, main commuter routes, and the town of Mansfield/Chesterfield. Gas Central Heating (Combi Boiler) and uPVC Double Glazing.

**\*\*NEW GREY CARPETS AND FLOORING\*\*NEW WHITE DECOR  
THROUGHOUT\*\*SOME NEW UPVC WINDOWS\*\***

**\*\*Video Tour Available - Take a look around\*\***

Please call Pinewood Properties to arrange your viewing today!

#### LOUNGE

12'0" x 11'3" (3.67 x 3.45)

A spacious and well-lit lounge featuring a uPVC door and uPVC window to the front aspect, allowing natural light to flow through. The room includes new decor and woodwork and new grey carpet, a central heating radiator with TRV, a central ceiling light, and two wall-mounted light fittings. The meters are conveniently located here, with additional storage cupboard available under the stairs

#### DINING ROOM - SECOND RECEPTION ROOM

12'1" x 12'0" (3.70 x 3.67)

The lounge seamlessly leads into the dining area, which boasts a newly fitted grey carpet, new decor, a central ceiling light, two wall-mounted light fittings, and a uPVC window overlooking the rear. A glazed door provides access to the staircase and kitchen.

#### KITCHEN

11'8" x 6'10" (3.56 x 2.10)

A practical galley-style kitchen fitted with pine-colored cupboard doors and drawer fronts, complemented by a durable laminated worktop and tiled splash back. The space includes an integrated electric hob and oven with an extractor fan above, a stainless steel sink with a drainer, and a uPVC window to the side aspect. There is designated space at the end of the units for a 50/50-style fridge freezer, as well as under-counter space for an automatic washing machine. New decor and grey vinyl tiled effect flooring. An archway leads into the utility area.

#### UTILITY/DINING AREA

6'10" x 6'4" (2.10 x 1.94)

A useful addition to the home, the utility/dining area offers power points, a central heating radiator, a uPVC window overlooking the rear garden, and a uPVC door providing external access. New decor and new grey tiled effect vinyl flooring..

#### BEDROOM ONE

12'0" x 11'3" (3.67 x 3.44)

A generous double bedroom situated at the front aspect of the property, featuring a uPVC window, central heating radiator, and new grey fitted carpet. and new deco. an additional built-in storage cupboard is available over the stairs.

#### BEDROOM TWO

12'0" x 9'4" (3.68 x 2.85)

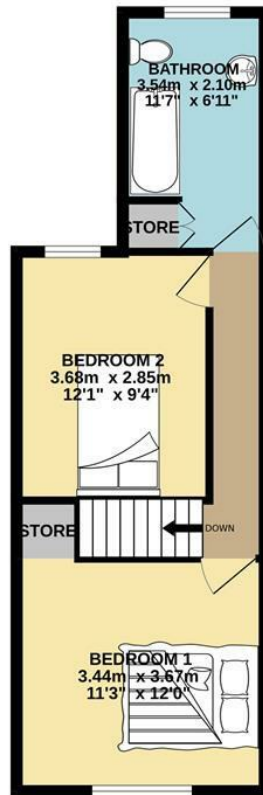
A comfortable and well-proportioned bedroom with a uPVC window, central heating radiator, new grey fitted carpet, new decor and a space-saving bi-fold door.





GROUND FLOOR  
40.8 sq.m. (440 sq.ft.) approx.

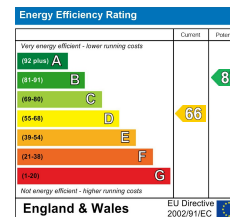
1ST FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA: 77.6 sq.m. (835 sq.ft.) 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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## BATHROOM

11'7" x 6'10" (3.54 x 2.10)

A well-appointed modern bathroom featuring a frosted uPVC window, a bath with a chrome mixer tap and tiled splash back, a pedestal wash hand basin with tiled splash back, and a low-flush WC. The room also benefits from a central heating radiator, a new grey tiled effect vinyl floor covering, new decor and a built-in unit housing a modern combination boiler.

## EXTERNAL

Front: A charming front exterior with a dwarf walled courtyard leading up to the entrance door.

Rear Garden: A low-maintenance east facing outdoor space with a patio area, gated side access, and fencing to both sides, offering privacy and security.

## GENERAL INFORMATION

TENURE: FREEHOLD

TOTAL FLOOR AREA: 835.00 SQ FT / 77.6 SQ M

COUNCIL TAX BAND A

GAS CENTRAL HEATING (COMBI BOILER)

UPVC DOUBLE GLAZING (SOME NEW)

NEW DECOR, CARPETS AND VINYL FLOORING THROUGHOUT

REPLACEMENT CONSUMR UNIT FITTED 2021

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

## RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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# PINEWOOD



ESTAS  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER

