



Offers Over £110,000 Freehold

15 CHARLES STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8AR

**BuckleyBrown**  
ESTATE AGENTS

## IDEAL LOCATION, IDEAL HOME!...

Welcome to Charles Street in Mansfield Woodhouse – a charming two bedroom, end of terraced home offering well-presented and deceptively spacious accommodation. Being sold with no upward chain and ready for its next owners to move straight into.

Situated in a highly convenient location, the property is just a short distance from local shops and benefits from excellent transport links into Mansfield and surrounding areas, making it ideal for commuters and those seeking easy access to everyday amenities.

To the ground floor the property features two versatile spacious reception rooms, providing flexible living and dining space, along with a modern fitted kitchen. To the first floor, there is a generous principal bedroom and a contemporary family bathroom, while a further attic bedroom to the second floor offers additional space, ideal as a guest room, home office, or hobby area.

Externally, the home benefits from a low-maintenance courtyard garden to the rear, perfect for outdoor seating and relaxation.

Offered to the market with no upward chain and vacant possession, this property is ideal for first-time buyers, investors, or those looking for a straightforward move.

Call the office now to discuss arranging your viewing!





### Living Room 11'9" x 14'3"

Spacious living room to the front of the property, consisting of new carpeted flooring, a feature fireplace, beams to the ceiling and stairs allowing access to the first floor.

### Dining Room 11'9" x 11'11"

Spacious dining room, consisting of carpeted flooring, a feature fireplace, beams to the ceiling and a window to the rear elevation. There is also a door allowing access to the rear garden.

### Kitchen 5'4" x 8'9"

Beautifully presented, modern kitchen, comprising of a mixture of wall and base units with complimentary work surface over and an inset sink and drainer. There is an integrated over, with gas hob and

extractor hood over, there is also space for a washing machine. The room is finished with laminate flooring, a window to side elevation over looking the garden.

### Landing

Allowing access to;

### Bedroom One 11'9" x 11'5"

Spacious double master bedroom, located on the first floor. the room is finished with carpeted flooring, a central heating radiator and a window to the front elevation.

### Bedroom Two - Attic Room 9'10" x 11'11"

Located on the second floor, the attic bedroom is a spacious double, finished with carpeted flooring, a central heating



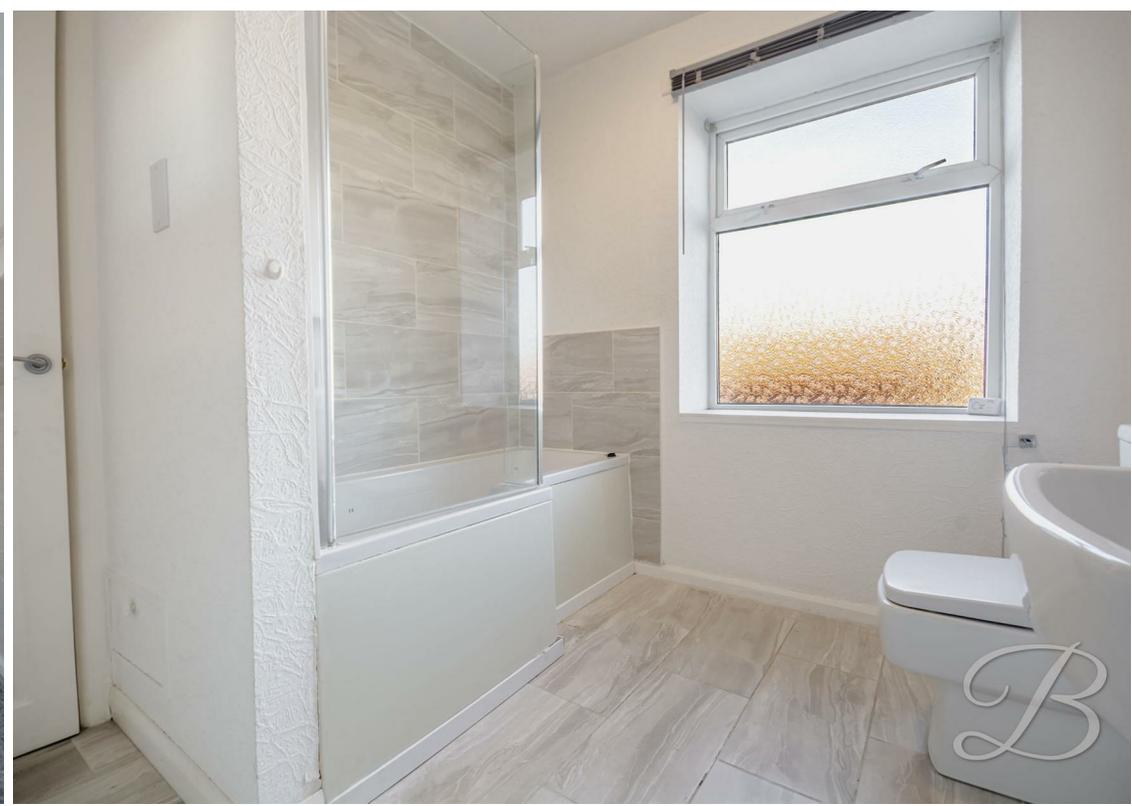
radiator and a window to the side elevation.

### Bathroom 7'10" x 8'10"

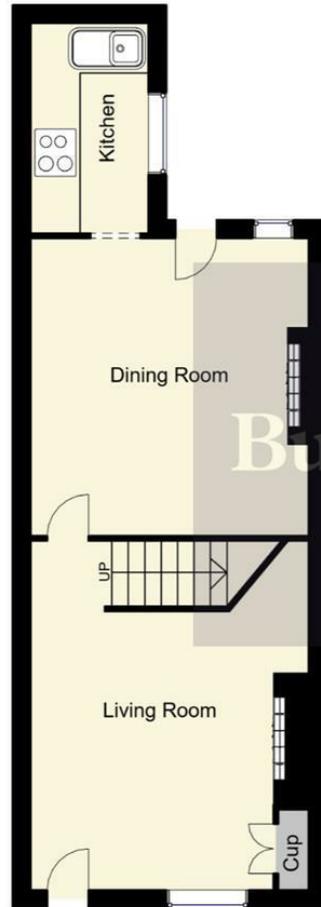
Modern fully tiled, three piece bathroom suite, comprising of a fitted bath with shower fixings over and a glass shower screen, there is a low level WC and a pedestal wash hand basin. The room is finished with a window to the rear elevation and a central heating radiator.

### Outside

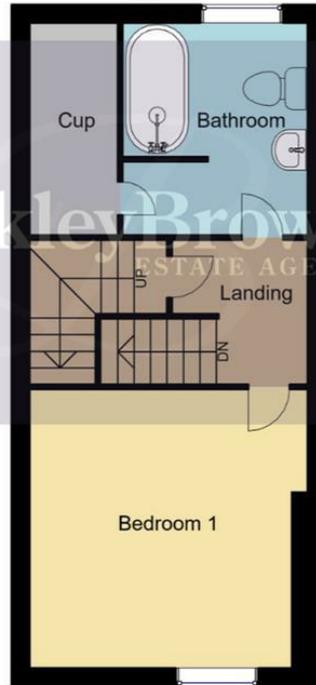
To the rear of the property you will find a fully enclosed rear garden, comprising of patio slabs for an easy low maintenance space to enjoy. Benefits from an outbuilding.



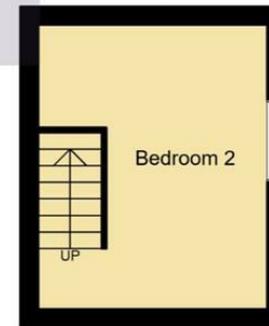
Ground Floor  
37sq.m/393.41sq.ft  
Approx



First Floor  
31sq.m/337.99sq.ft  
Approx



Second Floor  
12sq.m/134.13sq.ft  
Approx

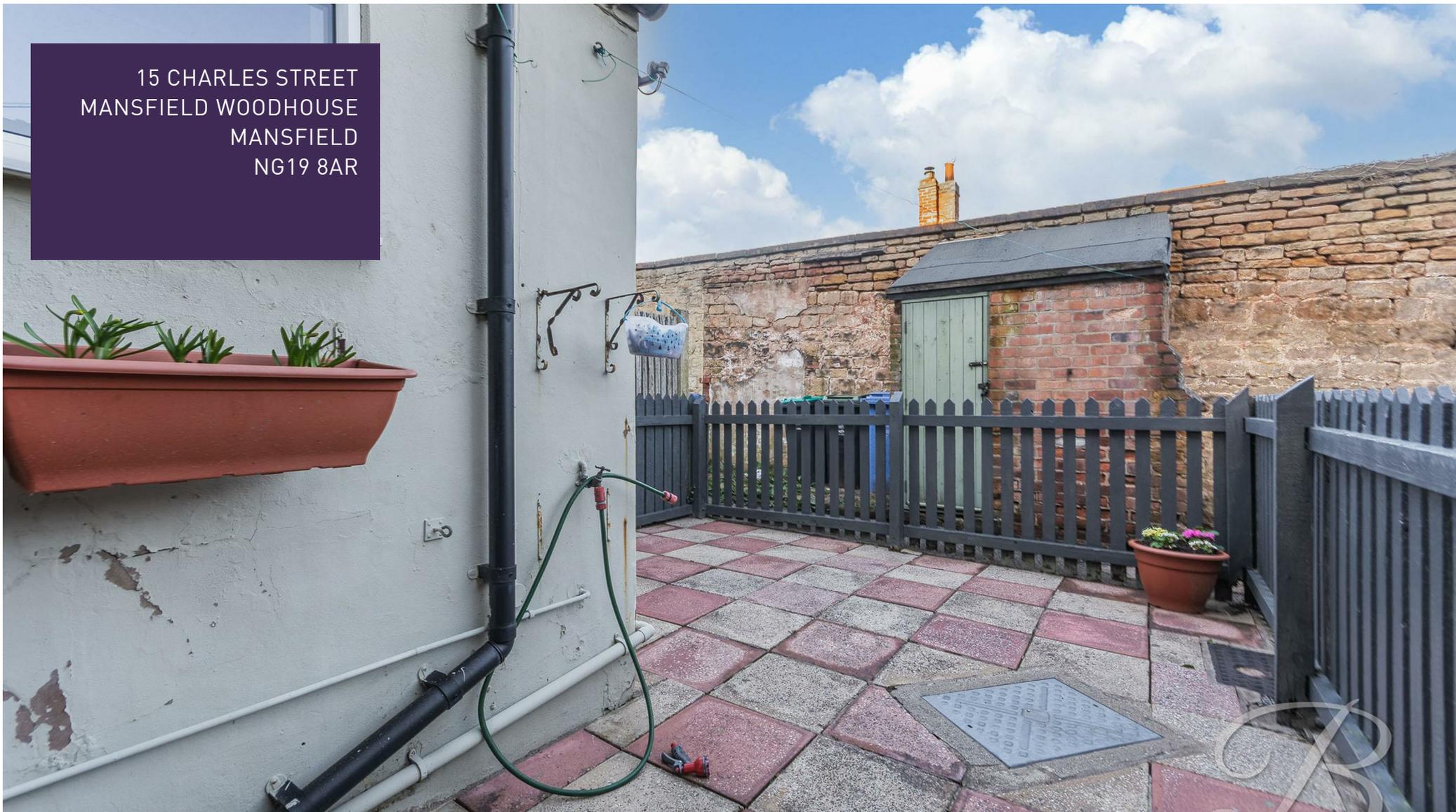


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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