



£725

25 SPENCER STREET | | MANSFIELD | NG18 5LR

**BuckleyBrown**  
ESTATE AGENTS



YOU DO NOT WANT TO MISS OUT!... On this fabulous two bedroom mid-terraced home which is conveniently located in Mansfield, boasting great links to the Town Centre and surrounding areas. From the moment you walk in the front door you will be impressed with the space on offer, with a neutral colour palette throughout and plenty of natural daylight. This property comprises of two bright and spacious reception rooms and a kitchen which comes complete with a range of matching units and cabinets and there is a door leading nicely outside for added convenience.

On the first floor there are two nicely proportioned bedrooms, which both have additional storage space and there is a newly fitted bathroom fitted with a suite in white just off the landing. The outside continues to impress with a lovely garden to the rear which offers the perfect blank canvas to make it your own.

The gov.uk website outlines that this property is a council tax band A, however we recommend that any interested party conducts their own research.













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. Specifically 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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MANSFIELD  
NOTTINGHAMSHIRE  
NG18 5LR



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