



£160,000 Freehold

81 LITTLEWORTH | | MANSFIELD | NG18 2RT

BuckleyBrown
ESTATE AGENTS

A STRONG VALUE PROPERTY FOR INVESTORS!... Nestled in the charming area of Littleworth, Mansfield, this delightful three-bedroom end-terrace house presents an excellent opportunity for investors seeking a property with a tenant already in situ. The location boasts a friendly community atmosphere, with local amenities, schools, and parks all within easy reach, making it an attractive choice for families and professionals alike.

Upon entering the property, you are greeted by two inviting reception rooms that offer versatile living spaces. The ground floor is designed for comfort and practicality, providing ample room for relaxation and entertaining. The well-appointed kitchen, conveniently located, allows for easy meal preparation and access to the outdoor area, enhancing the overall functionality of the home.

Venturing upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to maximise space and light, ensuring that each room feels airy and welcoming. The family bathroom is also located on this floor, providing essential amenities for daily living.

Outside, the property features a modest yet charming garden area, perfect for enjoying the fresh air or hosting small gatherings. This end-terrace house in Littleworth is an amazing investment, making it a must-see for those looking to enter the property market.

Call to arrange your viewing now!





Hall

With leading access into;

Dining Room 12'2" x 12'4"

Versatile space with laminate flooring, central heating radiator and a window to the rear elevation. Open access into the lounge.

Lounge 12'2" x 11'10"

Reception room with laminate flooring, central heating radiator and a bay window to the front elevation.

Kitchen 8'10" x 12'5"

Complete with a range of matching cabinets, inset sink with drainer, integrated appliances and a handy breakfast bar. Window and an external door to the side.

Landing

With leading access into;

Bedroom One 9'8" x 12'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 8'6" x 11'10"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 6'8" x 11'10"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 7'10" x 11'8"

Four piece suite including a hand wash basin, low flush WC, bath and a separate shower cubicle. Window to the side elevation.

Outside

Low maintenance frontage with a pathway

leading up to the front elevation. The rear garden provides an enclosed decked seating area and brick surround.





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) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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