



Offers Around £160,000 Freehold

66 PORTLAND STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BE

**BuckleyBrown**  
ESTATE AGENTS

**CHARACTERFUL AND CONVENIENT.** Portland Street in Mansfield Woodhouse welcomes this delightful mid-terraced house. It presents an ideal opportunity for first-time buyers or those seeking a quaint family home. With three well-proportioned bedrooms, this property exudes character and warmth, making it a perfect retreat in a friendly neighbourhood.

Upon entering, you are greeted by a spacious ground floor that features a welcoming lounge, perfect for relaxation, and a separate dining room that invites family gatherings and entertaining. The kitchen is functional and well-equipped, leading seamlessly to a convenient shower room, ensuring practicality for everyday living.

The first floor boasts two comfortable bedrooms, providing ample space for rest and personalisation. Ascending to the second floor, you will discover a charming attic bedroom, which can serve as a third bedroom or a versatile space for a home office or playroom, catering to your individual needs.

Outside, the property benefits from a modest garden area, ideal for enjoying the fresh air or creating a small outdoor sanctuary. This lovely home combines comfort and convenience, making it a wonderful choice for those looking to settle in a vibrant community. With its appealing features and prime location, this terraced house is not to be missed.

Call now to book a viewing!





### Lounge 13'3" x 10'8"

Lounge with carpeted flooring, feature log burner, central heating radiator with window and door to the front elevation.

### Dining Room 9'11" x 7'4"

Dining area with central heating radiator, ample space for your desired dining furniture and access to the hall/kitchen. Also includes a handy pantry storage.

### Hall

Hall leading to the kitchen and shower room currently utilised as a utility room.

### Kitchen 12'2" x 4'11"

Quirky, cosy kitchen featuring matching cabinets, a tiled splashback, and integrated appliances including an oven. There is an inset sink, a breakfast hatch

overlooking the dining room, and a door to the rear elevation leading to the garden, along with a window.

### Shower Room 7'1" x 5'11"

Three piece shower room with shower, hand wash basin and low flush WC.

### Landing

Landing leading to the first floor.

### Bedroom One 13'4" x 10'7"

Spacious master bedroom with a central heating radiator, built-in wardrobe, and a window to the front elevation.

### Bedroom Two 7'8" x 7'4"

Spacious bedroom with carpeted flooring, central heating radiator and window to the rear elevation.



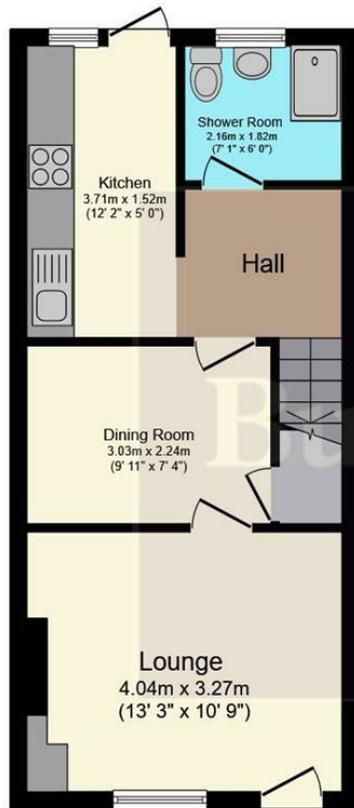
### Bedroom Three/Attic 15'2" x 11'7"

Landing providing access to the attic/third bedroom. The bedroom features carpeted flooring, a central heating radiator, a window to the rear elevation, and built-in wardrobes.

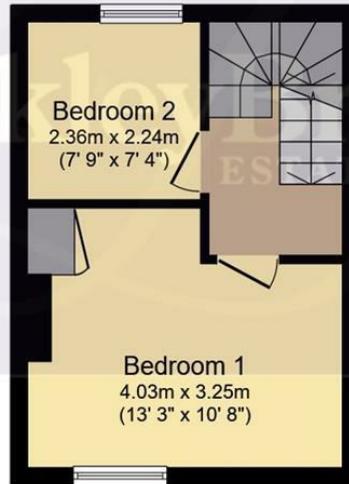
### Outside

Parking to the front elevation for one vehicle. To the rear, there is a small patio area with a wooden pergola, ideal for gardening or summer dining. Piece of land that equates to a small lawn area that has been bought with the house. The property also benefits from an allotment perfect for growing your own fruit and veg!





**Ground Floor**  
Floor area 37.5 sq.m. (404 sq.ft.)



**First Floor**  
Floor area 22.4 sq.m. (242 sq.ft.)



**Second Floor**  
Floor area 14.8 sq.m. (159 sq.ft.)

**Total floor area: 74.8 sq.m. (805 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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