



£140,000 Freehold

3 HOLMESFIELD WALK | MANSFIELD | NG18 3QG



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ESTATE AGENTS

ENDLESS POTENTIAL!... Located in the area of Holmesfield Walk, Mansfield, this terraced house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of renovation, its empty state offers a blank canvas for imaginative buyers to redesign and personalise the space to their liking. The potential here is immense, allowing you to infuse your own style and preferences into every corner of this residence.

Upon entering the ground floor, you will find a spacious layout that includes a welcoming living area, perfect for family gatherings or entertaining guests. The kitchen, though in need of modernisation, provides ample space for culinary creativity and could easily be transformed into a contemporary cooking haven. From here you will find access through to the dining area which is complemented by french doors opening to the rear elevation. The ground floor also features a convenient WC and utility/storage room.

Moving upstairs, the property boasts four well-proportioned bedrooms, each offering a unique opportunity for transformation. The bathroom is located just off the landing comprising of a three piece suite.

Outside, the property features a modest garden area, which, with a little imagination and effort, could be turned into a delightful outdoor retreat.

Call now to arrange your viewing!





#### Hall

with leading access into;

#### Shed/Utility 7'2" x 9'8"

Handy storage space with plumbing for a washing machine/tumble dryer.

#### WC

Fitted with a low flush WC, hand wash basin and a window to the front elevation.

#### Living Room 14'3" x 11'6"

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

#### Kitchen 10'10" x 9'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the front elevation. Access through to the dining area.

#### Dining Room 10'10" x 11'6"

Versatile reception room with laminate flooring, central heating radiator and french doors opening to the rear elevation.

#### Landing

Window to the rear and leading access into;

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

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

#### Bedroom Two 12'11" x 11'9"

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

#### Bedroom Three 12'11" x 11'9"

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



#### Bedroom Four 6'3" x 9'8"

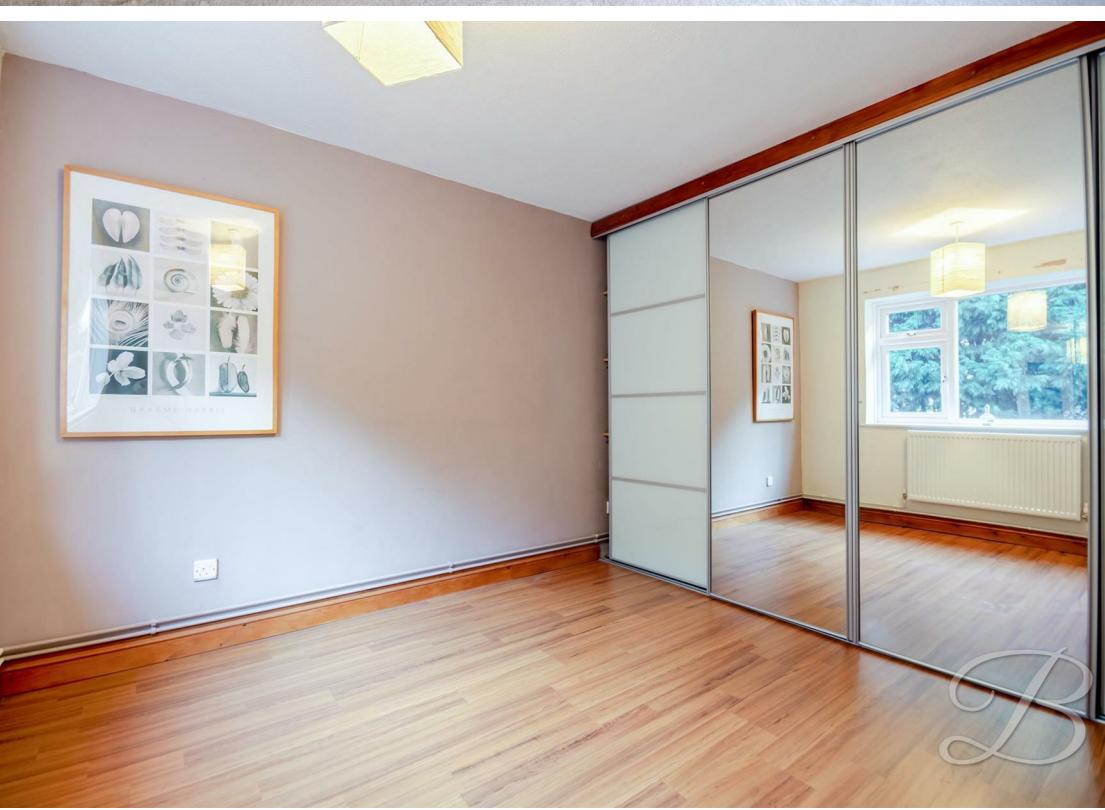
Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 8'9" x 6'4"

Three piece suite comprising of a hand wash basin, low flush WC, bath and a window to the front elevation.

#### Outside

Low maintenance frontage with steps leading up to the front door. Enclosed rear garden offering a versatile space to use to your desires.





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



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