

£130,000

Melrose Avenue, Mansfield,

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is carefully presented, so you can explore
with clarity and confidence.

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"The location really is a winner here. Just a short distance from town and with plenty of potential, it's ready for someone to come in, put their own stamp on it and turn it into something really special."

- Luke, Senior Valuer



A BLANK CANVAS IN BRILLIANT LOCATION

A great opportunity for first-time buyers, couples or those looking to downsize, this two-bedroom semi-detached home offers a practical layout in a convenient setting.

The property would benefit from some cosmetic updating, giving its new owner the opportunity to refresh and personalise the space to their own taste. Its proximity to local amenities and the town centre adds further appeal, making this a property well worth viewing.



THE FINER DETAILS

The property is currently vacant and would benefit from some cosmetic updating, providing an exciting blank canvas for its next owner.

The ground floor begins with a bright and welcoming porch, leading into the entrance hallway and a cosy living room complete with a feature fireplace. To the rear, the functional kitchen and dining room provides a practical everyday space, while also offering scope for expansion and reconfiguration to suit modern living.

Upstairs, the property offers two generously proportioned bedrooms alongside a well-appointed three-piece family bathroom.

Externally, the front benefits from a private driveway and garage, while the rear boasts an expansive lawn with excellent potential, complemented by a patio seating area. With a little TLC and some thoughtful improvements, this property could be transformed into a fantastic home.





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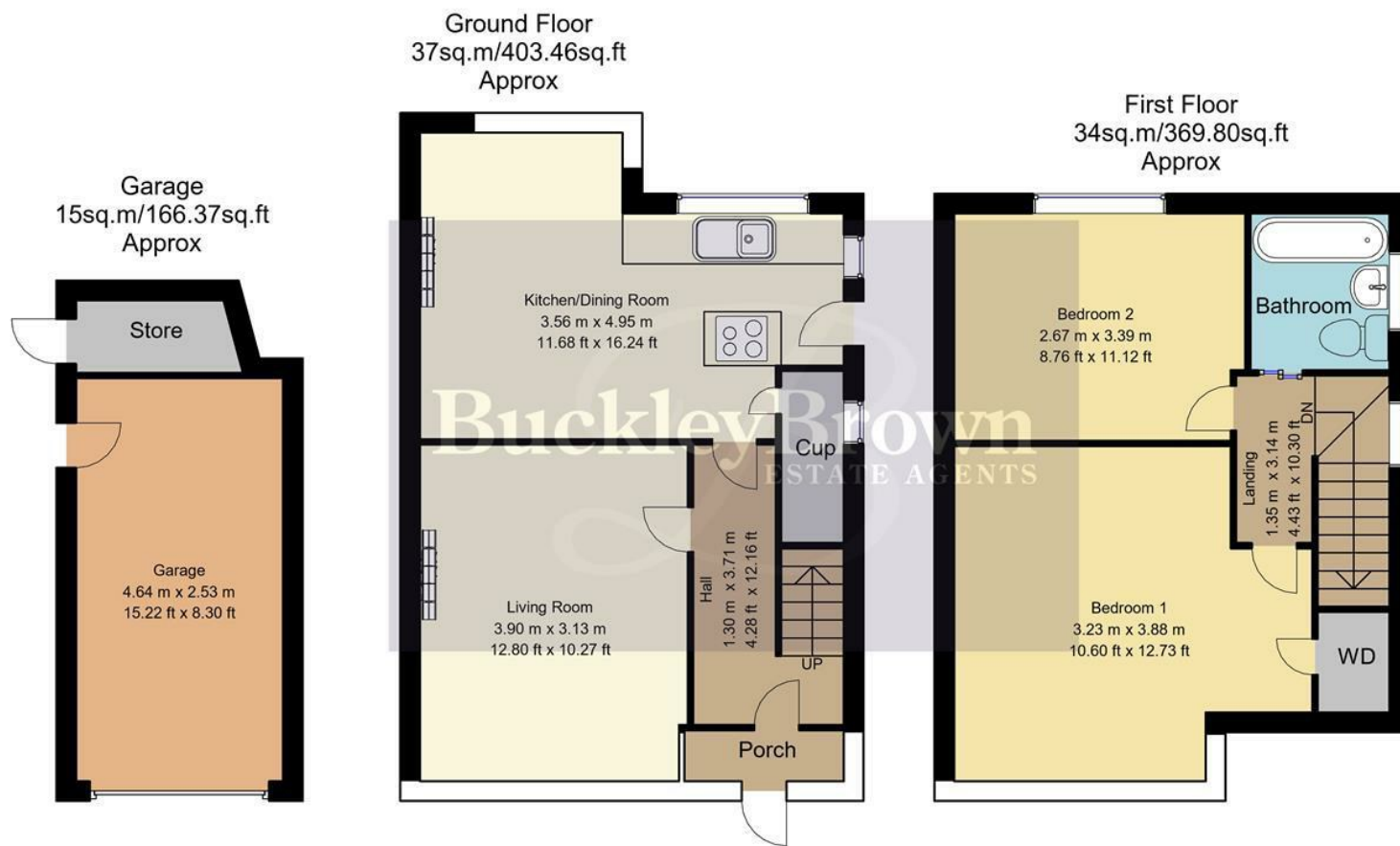
LIFE IN MANSFIELD

Mansfield offers a well-rounded lifestyle, combining the convenience of a thriving market town with a good selection of shops, cafés, restaurants and everyday amenities.

The town centre provides a variety of independent businesses alongside larger retailers, while nearby parks and green spaces offer plenty of opportunities for walking, leisure and enjoying the outdoors. With a strong community feel and a wide range of local facilities, Mansfield is well suited to families, couples and first-time buyers alike.

The town is also well positioned for commuters, with Mansfield railway station providing services towards Nottingham and regular bus routes connecting the surrounding areas. Road links are convenient too, with the A60, A38 and nearby M1 providing access towards Nottingham, Sheffield and Derby. With its combination of amenities, transport links, schools and surrounding countryside, Mansfield provides an appealing setting for those looking for a well-connected town with plenty to offer.





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.

Key Features

Two bedroom semi-detached home

Vacant and ready for cosmetic updating

Bright porch and welcoming entrance hallway

Cosy living room with feature fireplace

Kitchen/diner with scope for expansion

Expansive rear garden with patio and potential

Size approximately 772 sq.ft

EPC Rating G

Council tax band B

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