



Guide Price £70,000 Freehold

63 CLUMBER STREET | WARSOP | MANSFIELD | NG20 0LS

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £70,000 - £80,000 ***

INVESTMENT POTENTIAL. Situated on the popular Clumber Street in Warsop, Mansfield, this terraced property offers an excellent opportunity for investors, first-time buyers, or those seeking a renovation project. The location benefits from a welcoming community feel and is conveniently positioned close to local amenities, schools, and transport links.

The ground floor comprises a spacious reception room, providing ample space for both living and dining. While the property requires modernisation throughout, this room offers a fantastic blank canvas to create a comfortable and inviting living area. The kitchen is functional but would benefit from updating, presenting the perfect opportunity to design a modern and practical cooking space. A three-piece bathroom suite completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, all offering flexibility to suit a range of needs, whether as bedrooms, a home office, or guest accommodation.

Externally, the property benefits from a small garden area, which with some improvement could be transformed into a pleasant outdoor space ideal for relaxing or light gardening.

Overall, this property represents a fantastic chance to add value and create a lovely home tailored to your own tastes. Call now!

Early viewing is highly recommended – call now to arrange your appointment.





Living Room 11'11" x 10'11"

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

Dining Room 11'11" x 12'4"

Versatile reception room with carpeted flooring, central heating radiator and a window to the rear elevation.

Kitchen 6'4" x 11'8"

Complete with a range of fitted cabinets, inset sink with drainer and space and plumbing for additional appliances. Windows and an external door to the side.

Bathroom 6'4" x 5'5"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side elevation.

Landing

With leading access into;

Bedroom One 11'11" x 12'9"

Central heating radiator and a window to the front elevation.

Bedroom Two 8'10" x 14'1"

Central heating radiator and a window to the rear elevation.

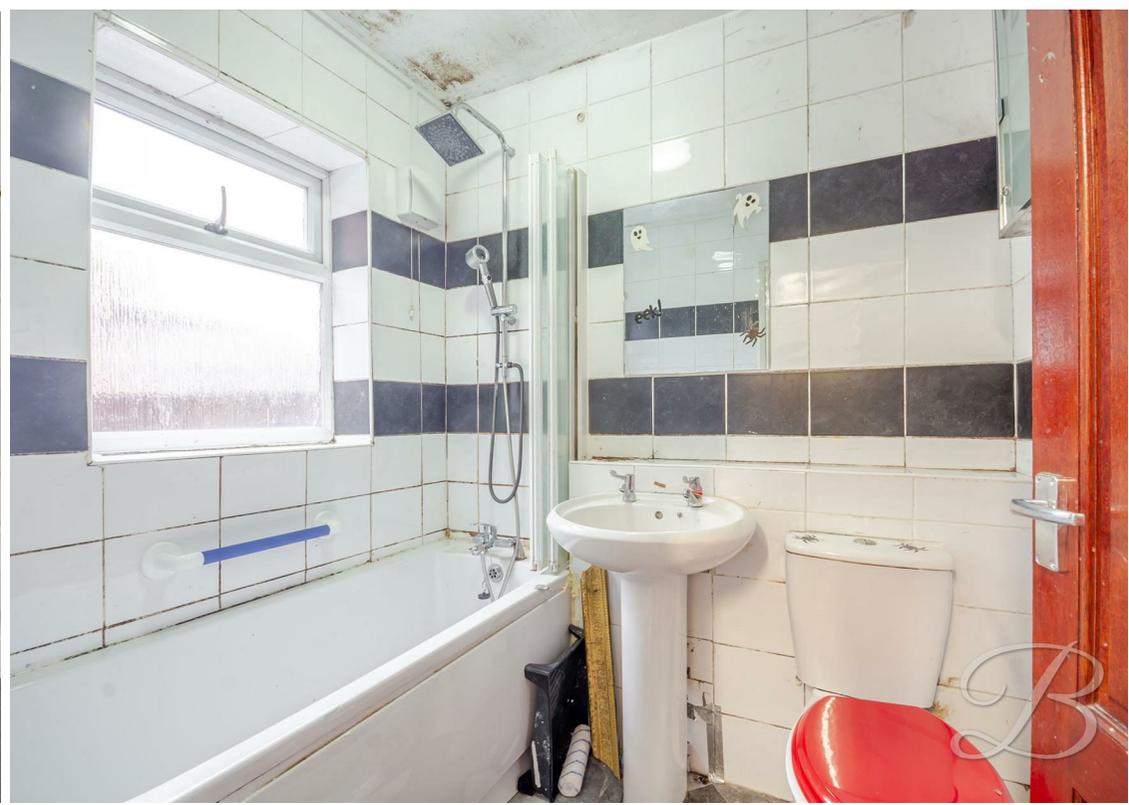
Bedroom Three 6'5" x 14'4"

Central heating radiator and a window to the rear elevation.

Outside

Generous rear garden with ample space to make your own.







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			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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