



£120,000 Freehold

31 ALBION STREET | MANSFIELD | NG19 7AX

**BuckleyBrown**  
ESTATE AGENTS

YOUR NEXT MOVE. Nestled in the heart of Mansfield on Albion Street, this charming end-terrace house offers fantastic potential to make it your own. The location is ideal for those seeking a vibrant community atmosphere, with local shops, schools, and parks just a stone's throw away. The property presents an excellent opportunity for first-time buyers or investors looking to tap into the growing rental market in this area.

Upon entering the ground floor, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a seamless flow between the rooms. The well-appointed kitchen, which is conveniently located nearby, offers the perfect setting for culinary adventures and family gatherings.

Moving upstairs, you will find two comfortable bedrooms that are perfect for restful nights. Each room is generously sized, providing plenty of room for furnishings and personal touches. The bathroom, located just off the landing comprises of a three piece suite for added convenience.

Outside, the property boasts a versatile courtyard garden area, perfect for enjoying the fresh air or hosting summer barbecues. The end-terrace position allows for added privacy and potential for landscaping to create your own outdoor oasis.

Call now to book your viewing!





#### Living Room 12'8" x 10'9"

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

#### Dining Room 12'8" x 11'0"

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

#### Kitchen 7'6" x 6'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer and integrated appliances. Fitted with a window to the rear and an external door to the side elevation.

#### Landing

Leading access into;



#### Bedroom One 12'8" x 10'10"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Two 7'2" x 10'11"

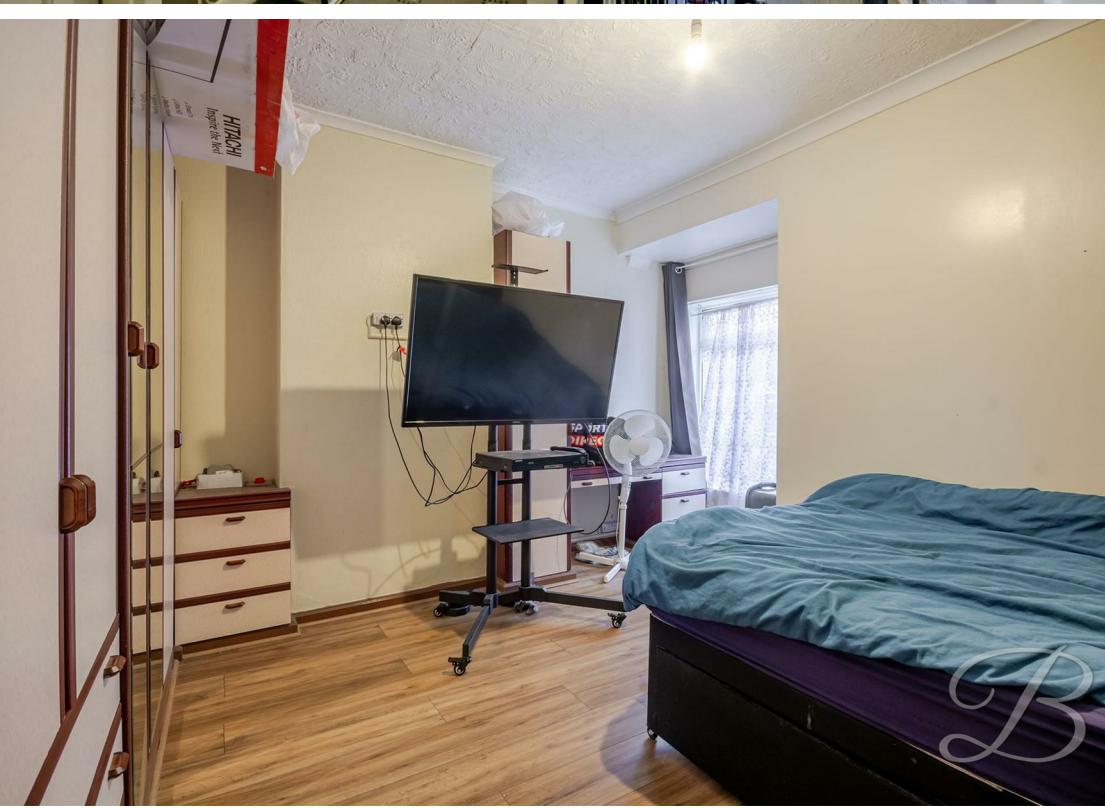
Laminate flooring, central heating radiator and a window.

#### Bathroom 7'6" x 6'9"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the rear.

#### Outside

Low maintenance frontage with a path leading to the front door. The rear offers a spacious courtyard area with walled surround.



Ground Floor  
34sq.m/371.01sq.ft  
Approx



First Floor  
35sq.m/372.91sq.ft  
Approx



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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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		

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.

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MANSFIELD  
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