



9 Spencer Street
Mansfield, Nottinghamshire NG18 5LR
£100,000

- A TWO BEDROOMED END OF TERRACE, PREVIOUSLY RENTED AT £700PCM
- FRONT AND REAR RECEPTION ROOMS AND KITCHEN WITH BUILT IN OVEN AND HOB
- BATHROOM WITH WHITE SUITE AND ELECTRIC SHOWER OVER THE BATH
- TO THE REAR, THERE IS AN AREA OF GARDEN, OUTBUILDING AND A RIGHT OF WAY
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND EICR DATED 12/3/2026
- TWO DOUBLE BEDROOMS, BOTH HAVING ORIGINAL CAST IRON FIRE GRATES
- OUTSIDE, ON STREET PARKING IS AVAILABLE, WITH NO PERMIT REQUIRED
- CONVENIENT LOCATION OFF SUTTON ROAD, WITH DIRECT ACCESS TO THE TOWN CENTRE

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on Stockwell Gate, which then becomes Sutton Road. Turn right onto Spencer Street and the property is on the left-hand side.

ACCOMMODATION COMPRISES

LOUNGE

11'7 x 10'10 (3.53m x 3.30m)

UPVC front door and double glazed window. Radiator. Fireplace with wooden surround and marble heart and insert (fire disconnected). Cupboard housing the gas and electric meters and consumer unit (tested 12/03/2026).

DINING ROOM

11'10 x 11'7 (3.61m x 3.53m)

UPVC double glazed rear aspect, radiator, under stair cupboard and stairs leading to the first floor.

KITCHEN

10'8 x 6'1 (3.25m x 1.85m)

Having base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood (not tested at our appointment). Tiled flooring, radiator UPVC back door and window.

FIRST FLOOR

LANDING

Radiator. Access to the loft space.

BEDROOM ONE

11'6 x 10'9 (3.51m x 3.28m)

UPVC double glazed front elevation. Radiator. Cast iron fire grate. Built in cupboard.



BEDROOM TWO

12' x 8'5 (3.66m x 2.57m)

Wall mounted combination boiler. UPVC double glazed rear elevation, radiator and cast-iron fire grate.



BATHROOM

Comprising panelled bath with electric shower over, wash hand basin and WC. Tiled bath surround. Radiator. UPVC obscure glaze.



OUTSIDE

The property is flush to the pavement at the front. On street parking is available and a permit is not required. There is an area of garden to the rear and outbuilding. Please note, there is a shared right of way with neighbouring properties.

The property is in council tax band A (Mansfield-dc.gov.uk).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS**

ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5875/01.04.26

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

