



111 Princes Street
Mansfield, Nottinghamshire NG18 5SL
£115,000

- A WELL PRESENTED THREE STOREY TERRACE WITH TWO BEDROOMS, PLUS ATTIC
- LOUNGE, LOBBY WITH STAIRS, AND REFITTED BREAKFAST KITCHEN (OVEN & HOB)
- TWO BEDROOMS TO THE FIRST FLOOR, SHOWER ROOM AND SECOND FLOOR ATTIC ROOM
- PREVIOUSLY ACHIEVING £795PCM, BEFORE IMPROVEMENT WORKS CARRIED OUT
- RE-TILED ROOF MAIN ROOF, COMBINATION BOILER AND UPVC DOUBLE GLAZING
- UTILITY ROOM (POTENTIAL BATHROOM) AND GROUND FLOOR WC WITH HAND BASIN
- PRIVATE REAR GARDEN, WITH GATE PROVIDING ACCESS TO A SERVICE ROAD
- CONVENIENT LOCATION ON THE OUTSKIRTS OF THE TOWN WITH GOOD TRANSPORT LINKS

VIEWING:

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

DIRECTIONS

From Stockwell gate in the centre of Mansfield, turn left onto Dallas Street, following the road round, before turning right onto Rooth Street. Turn right onto Victoria Street and fork left at then end of here, which is Princes Street. The property is towards the top of here on the left-hand side.

ACCOMMODATION COMPRISES

LOUNGE

11'2 x 11'0 (3.40m x 3.35m)

UPVC door and window to the front aspect. Radiator. Cupboard housing the meters and consumer unit.



INNER LOBBY

Stairs rising to the first floor.

BREAKFAST KITCHEN

13'2 x 9'6 (4.01m x 2.90m)

Fitted with modern base units and complimenting work surfaces above, which incorporate stainless steel sink unit and single drainer. Built in electric oven, induction hob and cooker hood. Radiator, laminate flooring and UPVC rear aspect.



UTILITY ROOM

10'3 x 5'1 (3.12m x 1.55m)

Larder unit and work top. Radiator. UPVC door and window.



CLOAKROOM

Having WC, wash hand basin and UPVC window. Option to convert this and the utility room into a ground floor bathroom.

FIRST FLOOR

LANDING

Stairs leading to the attic room.

BEDROOM ONE

11'2 x 11'1 (3.40m x 3.38m)

Built in wardrobe and storage. UPVC double glazed front elevation. Radiator.



BEDROOM TWO

11'2 x 10'7 (3.40m x 3.23m)

. UPVC double glazed rear elevation. Radiator. Access to the shower room is via this bedroom.



SHOWER ROOM

Shower cubicle, wash hand basin and WC. Cupboard housing the combination boiler. Radiator. UPVC double aspect.



SECOND FLOOR

ATTIC ROOM

11'2 x 10'8 plus bay (3.40m x 3.25m plus bay)

UVPC window and radiator



OUTSIDE

On street parking is available (not permit). There is an enclosed garden to the rear with path, and shrub borders either side. A gate provides access to a service road to the rear.



The property is in council tax band A (Mansfield District Council).

NB

This property in a Selected Licensing Area (Mansfield District Council)

FINANCIAL ADVISE

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. MA5825/15.05.2026

