

Mansfield Road, Underwood, NG16 5FF

Offers Over £160,000



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 87                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 61      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



- Mid Terrace Home
- Two Good Size Bedrooms & Loft Room
- Spacious Lounge
- Fitted Dining Kitchen
- Three Piece Shower Room
- Well Established Rear Garden
- Original Feature Throughout
- Great Road & Transport Links
- Ideal For First Time Buyers & Buy To Let Investors

Our Seller says....

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
or email  
mail@watsons-residential.co.uk  
Ref - 29523723

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days



\*\*\* MAKE YOUR FIRST MOVE ON MANSFIELD ROAD! \*\*\* Perfect for first time buyers or buy to let investors, this charming 2 bedroom terrace home is great for getting your first steps on the property ladder! Benefiting from a living room, kitchen/diner, 2 bedrooms and a bathroom with outside garden space at the rear this lovely home boasts excellent road links to nearby jnct 27 of the M1 and is located in a popular semi rural village this home will no doubt delight viewers! To book your viewing call our sales team today!

Ground Floor

Lounge

4.18m x 3.95m (13' 9" x 13' 0") Composite entrance door, uPVC double glazed window to the front, and under stairs storage cupboard.

Kitchen

3.95m x 3.46m (13' 0" x 11' 4") A range of wall and base units with work surfaces incorporating inset 1.5 stainless steel sink & drainer unit. Intergrated appliances including electric oven, electric hob with extractor over. UPVC double glazed window to the rear, radiator and door to garden.

First Floor

First Floor Landing

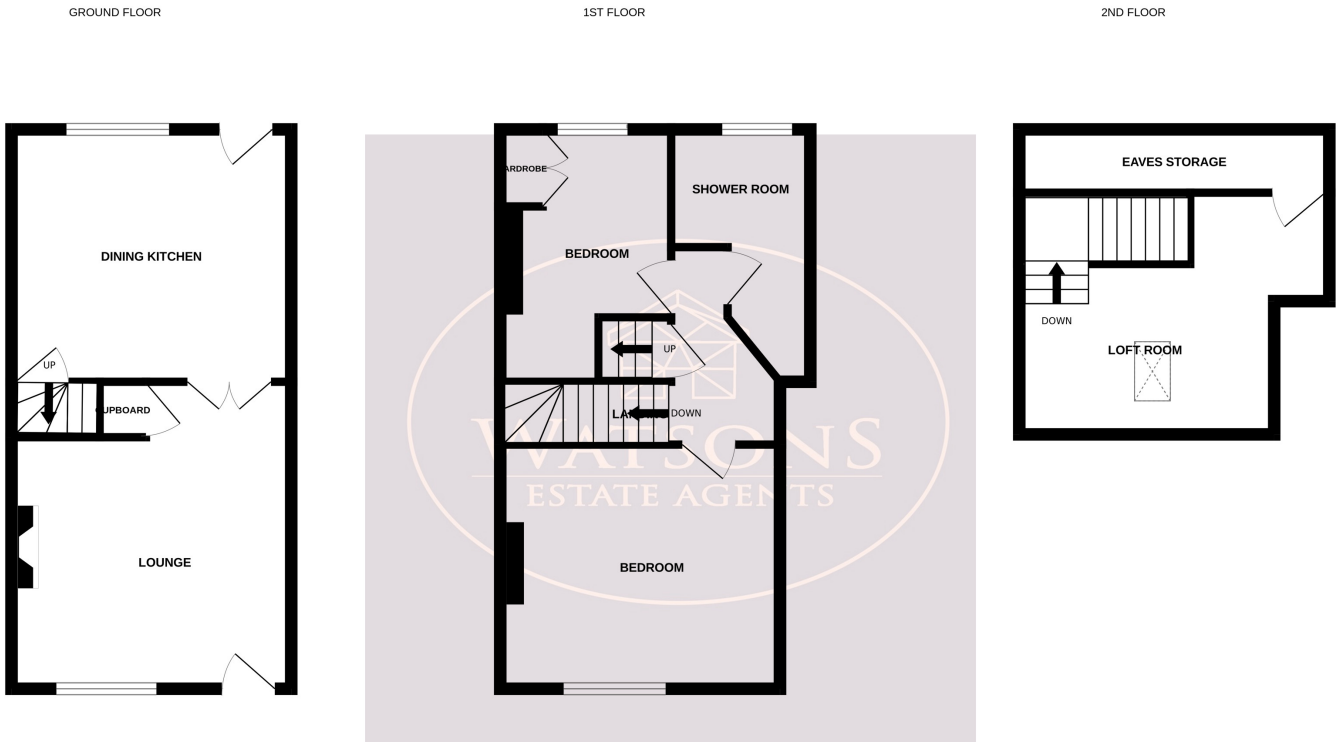
Doors to all bedrooms and shower room.

Bedroom 1

4.00m x 3.26m (13' 1" x 10' 8") UPVC double glazed window to the front and radiator.

Bedroom 2

2.57m x 2.47m (8' 5" x 8' 1") UPVC double glazed window to the rear and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Loft Room

Eaves storage, radiator and Velux window.

Shower Room

White three piece suite comprising wc, vanity sink and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a shared paved pathway to the entrance door, as well as providing access to the shared alleyway leading to the rear garden. The rear garden features a gravel seating area, with well established plants and shrubbery, leading to a turfed lawn area and two brick outbuildings, one fitted with power and a range of plants and shrubbery, palisaded by timber fencing.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided the following information; the gas boiler is located in the second bedroom, it is 3-5 years old and was last serviced in 2024 and is due a service in October 2025.