

FOR
SALE



Eland Road, Langwith Junction, Mansfield, Derbyshire NG20 9RW

£100,000 - Freehold

Chadwells
Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

Discover this 3-bedroom terrace home in the heart of Langwith Junction offering great potential for adding your own personal touches. Boasting two spacious reception rooms, this property offers versatile living spaces ideal for relaxing and entertaining. The well-proportioned bedrooms provide ample room for a growing family, while the bathroom complements the home's practical layout. Located in a friendly community, this terraced house is close to local amenities and excellent transport links, making daily commuting and shopping convenient. Whether you're starting out or looking to upsize, this home combines comfort, functionality, and a prime location. Don't miss this fantastic opportunity to add your own stamp to this property in Langwith Junction.

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Three Spacious Bedrooms
- Perfect Project For Someone To Renovate
- Downstairs Bathroom
- Low Maintenance Garden
- Gas Central Heating



Porch

Accessed through a wooden glazed door and having tiled flooring.

Living Room

14' 1" x 11' 8" (4.29m x 3.56m) With a wooden door from the porch and having a decorative fireplace with a tiled insert, hearth and wooden surround, uPVC window to the front aspect, radiator, pendant light fitting and BT point.

Dining Room

12' 8" x 11' 9" (3.86m x 3.58m) With uPVC window to the rear aspect, vinyl flooring, pendant light fitting and stairs off to the first floor landing.

Kitchen

8' 3" x 7' 3" (2.51m x 2.21m) Fitted with a range of wall and base units having roll top worksurfaces over inset with a stainless steel sink and drainer. Tiled splash backs, uPVC window to the rear aspect, ceiling light fitting, vinyl flooring, extractor fan, space and plumbing for washing machine and freestanding gas oven.

Rear Hallway

With vinyl flooring, wall storage cupboards and uPVC door to the rear garden.

Bathroom

5' 7" x 7' 0" (1.70m x 2.13m) Fitted with a three piece suite comprising off corner bath, pedestal wash basin and low flush WC. Vinyl flooring, tiled splash backs, radiator, obscure uPVC window to the rear aspect and ceiling spotlights.

Landing

With carpet flooring, built in storage cupboard, loft access and pendant light fitting.

Bedroom One

10' 10" x 11' 9" (3.30m x 3.58m) With carpet flooring, uPVC window to the front aspect, radiator and pendant light fitting.

Bedroom Two

12' 10" x 6' 5" (3.91m x 1.96m) With laminate flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Three

11' 9" x 7' 3" (3.58m x 2.21m) With carpet flooring, uPVC window to the rear aspect, radiator, pendant light fitting and storage cupboard housing the combi boiler.

Externally

The rear garden is mainly laid to lawn with a patio area and gated access to the neighbouring property with right of way.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: On Street.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 12 mm loft insulation

Walls: Solid brick, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 67% of fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

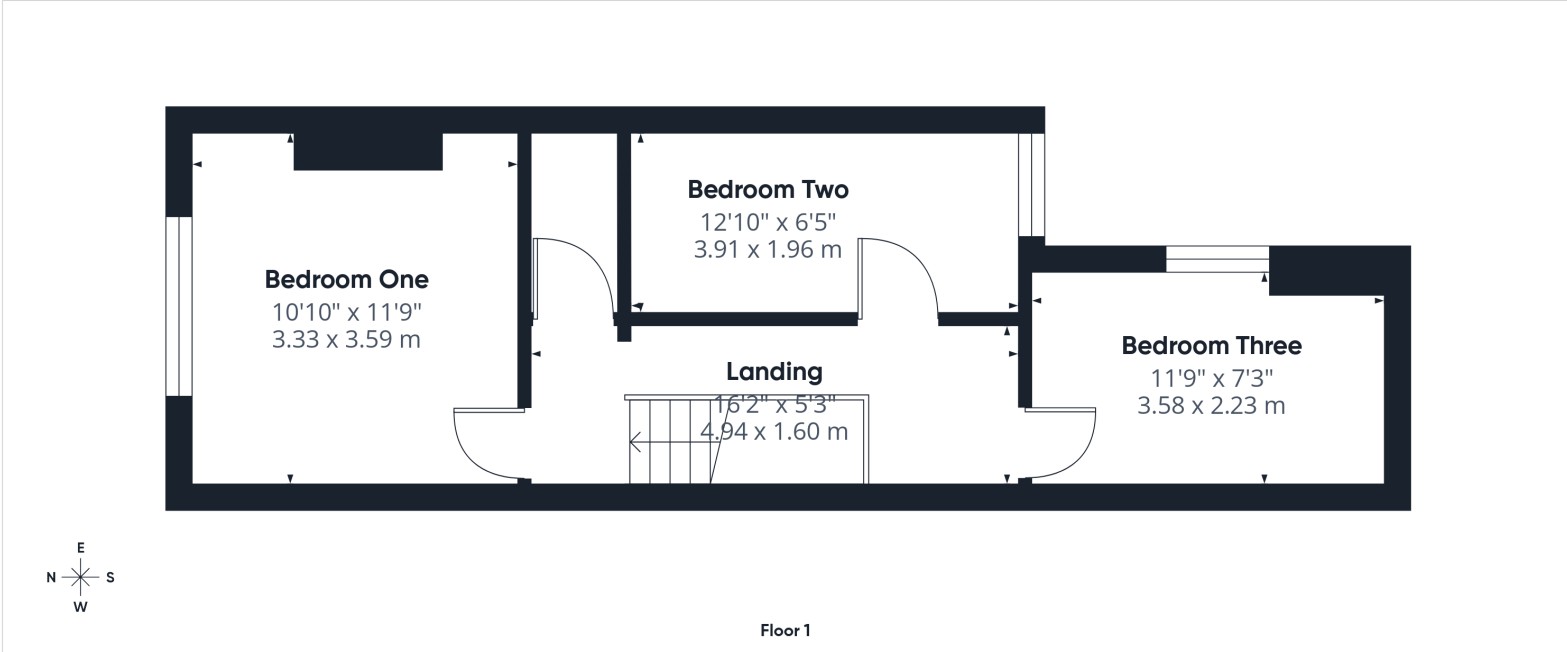
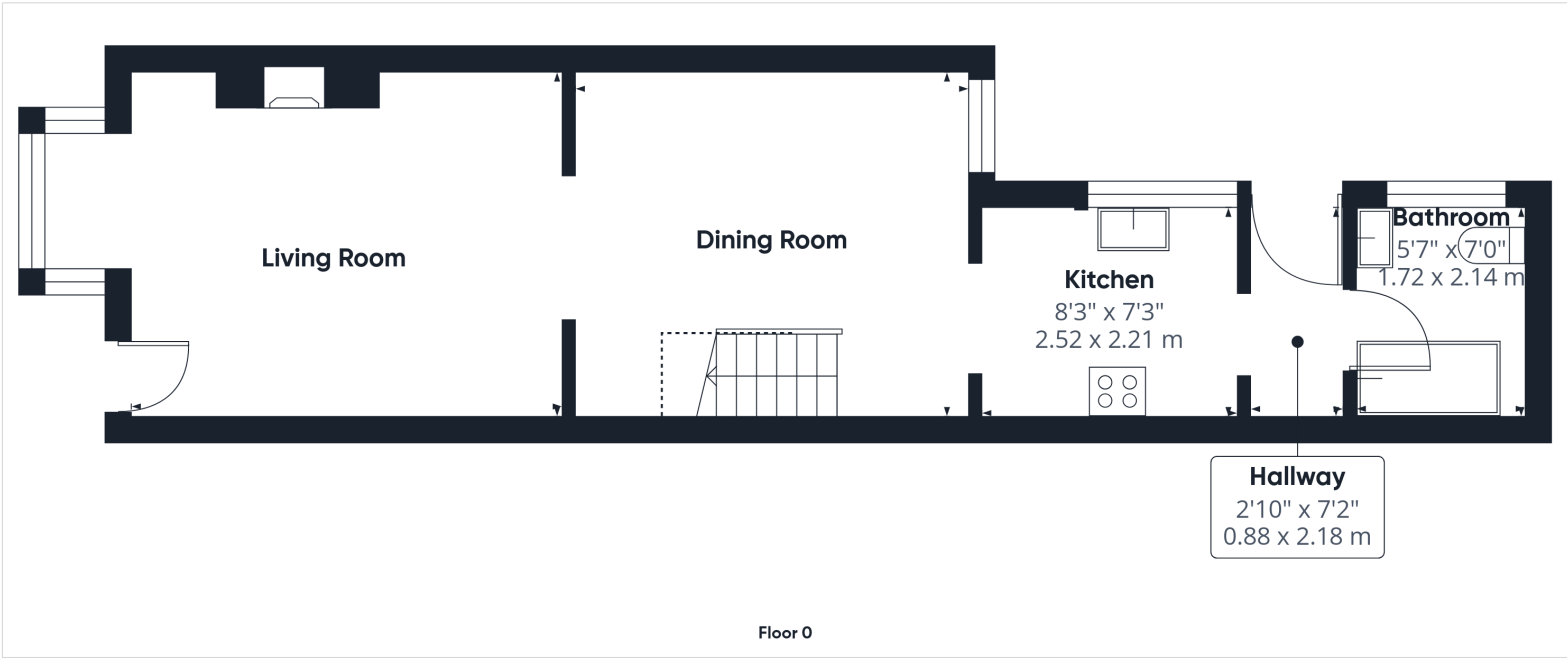
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Approximate total area⁽¹⁾

830 ft²
77 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360