



## 2 bed terraced house to buy in

Mansfield Road, Brinsley, Nottingham,  
Nottinghamshire, NG16 5AE

**£95,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Mid Terrace House
- ✓ Two Bedrooms
- ✓ In Need Of Full Refurbishment
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: No Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Offered for sale is this two bedroom mid terrace property in need of a full refurbishment, The accommodation comprises of an entrance, lounge and kitchen (no kitchen units or appliances fitted) to the ground floor. Access to the cellar from the kitchen. Two bedrooms and bathroom (no bathroom suite fitted) to the first floor. Outside there is an enclosed garden to the rear, open views to the front and rear. Viewing is strongly recommended to see the investment potential this property has to offer. Cash buyers only.

### Entrance

upvc door to the front elevation, staircase to the first floor. Access to the lounge and access to the kitchen.

Lounge 3.66m (12'0") x 3.61m (11'10")

Double glazed window to the front and rear elevations.

Kitchen 3.66m (12'0") x 3.66m (12'0")

Double glazed window to the front and rear elevations. ( Please note no kitchen units or appliances). Stairs leading to the cellar

Cellar 4.57m (15'0") x 3.66m (12'0")

Window to the rear and door leading to the rear garden.

### First Floor/Landing

Access to the two bedrooms and bathroom.

Bedroom One 3.86m (12'8") x 3.66m (12'0")

Double glazed window to the front and rear elevations.

Bedroom Two 4.57m (15'0") x 1.98m (6'6")

Double glazed window.

Bathroom 2.67m (8'9") x 1.75m (5'9")

Double glazed frosted window. ( Please note no bathroom units).

Rear Garden

Enclosed garden to the rear.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Year built: 1890

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: No Heating

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 84  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   | 41      |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Mansfield Road, Brinsley, Nottingham, Nottinghamshire, NG16 5AE

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
[www.partneragents.co.uk](http://www.partneragents.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

