



**16 Goodacre Street, Mansfield,  
Nottinghamshire NG18 2HJ**

**£130,000**

Tel: 0115 9680268



- Detached Bungalow
- Two Double Bedrooms
- Mature & Established Gardens
- Walking Distance To Town Centre
- Substantial Corner Plot
- 18ft Living Room
- Spacious Conservatory
- Fitted Kitchen & Bathroom

A deceptively spacious two double bedroom detached bungalow nestled in an ultra private and charming position on its very own generously proportioned corner plot on the quiet residential road of Goodacre Street, which comes located within walking distance to Mansfield town centre and an array of other excellent amenities. This lovely quaint bungalow offers a perfect opportunity to purchase a cosy, yet spacious place to call home and is offered to the market for first time in over 30 years with the advantage of No upward chain.

The spacious accommodation comprises an initial entrance porch with space for seating, generously proportioned lounge, fitted kitchen with access into a lovely conservatory. There is also an inner hallway with loft access, two double bedrooms and a bathroom.

Externally, this property is accessed via a gated access walk way past two other residential detached bungalows with a secure fenced and gated access onto its very own ultra-private and established corner plot which has an initial landscaped frontage with established borders and a water feature alongside a space for bin storage to one side and a secure lockable gate to the other which in turn provides access onto the beautifully mature rear garden which spans the whole width of the back and down both sides of the property having feature borders, two patio areas, concealed secure garden shed to one side and a secure gate providing access from front to the rear. There was also a council garage available to be rented at a separate cost and subject to availability which has recently been given up by the vendors of this property.

An early viewing comes highly recommended to avoid disappointment on missing out. As an affordable bungalow offering as much as this will be certain to not be available for long.

A DOUBLE GLAZED UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

#### **ENTRANCE PORCH**

w: 2.01m x l: 1.3m (w: 6' 7" x l: 4' 3")

An initial double glazed front entrance porch with a tiled floor, light point and a solid internal door with glazed side panels opening into the:

#### **LOUNGE**

w: 5.69m x l: 2.97m (w: 18' 8" x l: 9' 9")

A spacious lounge having a feature fireplace with electric fire, two wall mounted electric heaters, two ceiling light points, large low level double glazed window with a lovely outlook onto the established and private front garden and internal doors into the inner hall, a large double bedroom and into the kitchen.

#### **KITCHEN**

w: 2.97m x l: 2.92m (w: 9' 9" x l: 9' 7")

A well kept and well utilised kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer, space for a free standing electric cooker, space for a fridge freezer and plumbing for a washing machine. There is also a ceiling light point, storage cupboard, double glazed window and door opening into the:

#### **CONSERVATORY**

w: 3.71m x l: 3.51m (w: 12' 2" x l: 11' 6")

A large light and bright conservatory having an array of power points and double glazed French doors opening onto the beautifully mature rear garden

#### **INNER HALLWAY**

w: 1.32m x l: 1.09m (w: 4' 4" x l: 3' 7")

A handy central inner hallway with a large airing cupboard, ceiling light point and a loft hatch with drop down ladder opening into the boarded loft space.

#### **BEDROOM ONE**

w: 3.91m x l: 2.97m (w: 12' 10" x l: 9' 9")

A spacious double bedroom with a range of fitted wardrobes and drawers. There is also a wall mounted electric heater, ceiling light point and a double glazed window to the rear elevation.

**BEDROOM TWO**

w: 3.61m x l: 2.92m (w: 11' 10" x l: 9' 7")

A second double bedroom with wall mounted electric heater, ceiling light point and a double glazed window to the front elevation.

**BATHROOM**

w: 2.34m x l: 1.73m (w: 7' 8" x l: 5' 8")

A well proportioned bathroom with a three piece suite comprising a panelled bath with electric shower over, wash hand basin with traditional taps and a low flush WC. There is also a wall mounted heater, ceiling light point, majority tiled walls and an obscure double glazed window to the rear elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

**TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

**DISCLAIMER**

Please note a member of staff has a personal interest in this property.







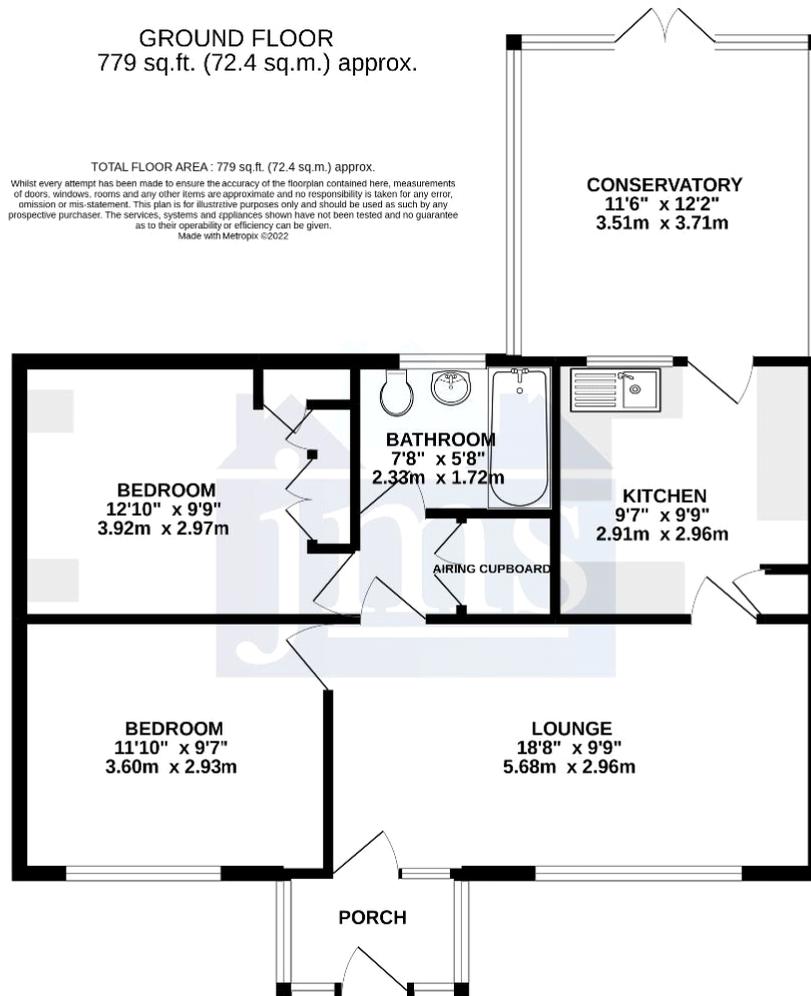






**GROUND FLOOR**  
779 sq.ft. (72.4 sq.m.) approx.

TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.  
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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