



**7 High Street, Pleasley, Mansfield,  
Nottinghamshire NG19 7SE**

**£90,000**

Tel: 0115 9680268



- First Floor Flat
- Great Transport Links
- Perfect For Investors & FTB's
- Deceptively Spacious Throughout
- Large Living Room
- Two Double Bedrooms

A deceptively large and well located two double bedroom first floor flat which is perfectly suited for both first time buyers or investors looking for an affordable place to call home or equally as an investment with the advantage of a long standing tenant being in the property. Not often do places at this price offer so much useable space which is an internal inspection is crucial to actually appreciate what is on offer here.

The accommodation comprises an initial ground floor entrance with stairs rising to a storage cupboard with combi boiler and access into a further central landing area which provides access to all rooms. There is a large naturally light living room, fully fitted kitchen, two double bedrooms and a bathroom.

The property is located on a quiet yet extremely accessible street with excellent transport links to the M1 and the well served surrounding areas. There is plenty of room for on street parking and a shared external garden space alongside two handy external storage rooms.

#### **ENTRANCE HALL**

w: 3.58m x l: 1.65m (w: 11' 9" x l: 5' 5")

A ground floor entrance hall that has plenty of space as a handy entrance/cloaks area. There is ceiling lighting and stairs rising to the first floor landing.

#### **FIRST FLOOR LANDING**

w: 4.72m x l: 0.84m (w: 15' 6" x l: 2' 9")

Opening into a central landing area which has ceiling lighting and access into all rooms.

#### **LIVING ROOM**

w: 5.69m x l: 3.81m (w: 18' 8" x l: 12' 6")

An incredibly spacious living room with large open bay window extending the living area. There is also a radiator, ceiling lighting, double glazed windows to the front elevation.

#### **KITCHEN**

w: 3.02m x l: 2.74m (w: 9' 11" x l: 9' )

A fully fitted kitchen with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer. Integrated oven, four ring hob with wall mounted extractor hood over. Space for a fridge/freezer and plumbing for a washing machine. There is a ceiling light point and double glazed window to the rear elevation.

#### **BEDROOM ONE**

w: 3.81m x l: 3.78m (w: 12' 6" x l: 12' 5")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM TWO**

w: 3.68m x l: 2.97m (w: 12' 1" x l: 9' 9")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BATHROOM**

w: 3.05m x l: 1.98m (w: 10' x l: 6' 6")

With a three piece suite comprising a panelled bath with shower over, wash hand basin and a low flush WC. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **OUTSIDE**

The property is located on a quiet yet extremely accessible street with excellent transport links to the M1 and the well served surrounding areas. There is plenty of room for on street parking and a shared external garden space alongside two handy external storage rooms.

**VIEWING INFORMATION**

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

**TENURE**

MDC Management charges £152.04, inc. £37.04 Building Ins.Lease service charge £10 (89 years remaining on the lease)

**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.

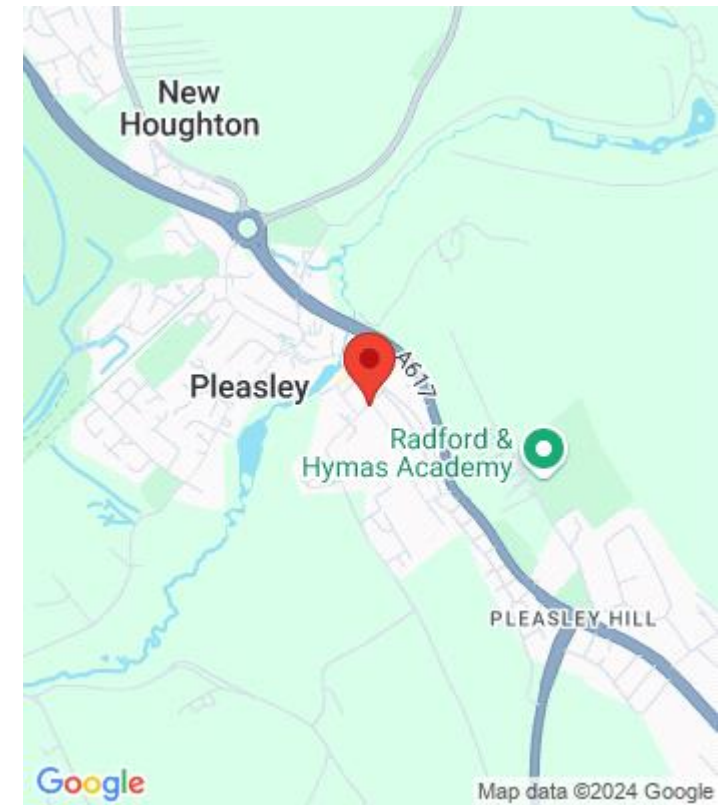
**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any 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.









Viewing by appointment only  
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