



Guide Price £300,000

WOODSIDE AVENUE | | MANSFIELD | NG18 4RH

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £300,000 - £320,000** NO UPWARD CHAIN!...**Take a look at this wonderful three bedroom, detached bungalow which is positioned nicely in a sought-after area of Mansfield, within short distance to Berry Hill Park, and transport links to surrounding areas! This home boasts potential, and with the right scope and vision this home could be perfect for you!

Firstly, let's take a walk through the entrance hallway where you'll find two storage cupboards that will definitely come in handy. Moving on from here you will find a welcoming living room which is filled with natural light and is of a brilliant size for you to appreciate. Moving on from here you will find a lovely kitchen which overlooks the rear garden and comes complete with a range of matching units and cabinets. This room is of a generous size with a cupboard for added convenience, plus there is a door leading outside.

Moving on further to the left of the home, you'll be greeted by three maintained bedrooms. All three of these rooms offer plenty of versatility and could be utilised however you like, perhaps you need some extra office space, or need a playroom? The possibilities are endless in this home!

Outside will be certain to impress further with a well established garden that is a credit to its current owners, as well as driveway to the front allowing for convenient parking, which in-turn leads to the garage. There is a gate to side which allows direct access onto the rear garden where you'll find a seating area with low wall surround and steps leading up to the rest of the garden. Featuring decorative stone orders, mature plants and decorative borders and a fence surround offering a degree of privacy.

This is a fantastic family home which offers vast amounts of potential to make it your own, so don't miss out...





Inner Hallway

With dual aspect windows to the front and side elevation and access to;

Hallway

With two cupboards for additional storage and access to;

Living Room 11'4" x 14'10"

With window to the front elevation

Kitchen 10'4" x 11'3"

Complete with a range of matching units and cabinets with work surface over and inset sink and drainer. With cupboard for additional storage and a door leading nicely outside for added convenience.

Bedroom One 10'4" x 12'10"

With window to the front elevation

Bedroom Two 8'3" x 9'10"

With window to the rear elevation

Bedroom Three 9'8" x 8'1"

With window to the side elevation

Bathroom 7'4" x 5'4"

Complete with panelled bath, low flush WC, wash hand basin and window to the rear elevation

Outside

To the front you will find a beautifully presented garden that is a credit to its current owners, as well as driveway to the front allowing for convenient parking, which in turn leads to the garage (2.58 x 6.38) with inspection pit, perfect for working on vehicles . There is a gate to

side which allows direct access onto the rear garden where you'll find a seating area with low wall surround and steps leading up to the rest of the garden. Featuring decorative stone orders, mature plants and decorative borders and a fence surround offering a degree of privacy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 83 </div>
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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