



£130,000

ROSEMARY STREET | | MANSFIELD | NG18 1QX

**BuckleyBrown**  
ESTATE AGENTS

MORE THAN MEETS THE EYE!...Positioned in a convenient part of Mansfield close to local amenities and transport links into the town centre is this well cared for three bedroom semi detached home that offers a great internal layout. This home also benefits from a recently installed boiler which was installed in the last few months.

Firstly you will find a bright and spacious dining room which is complemented well by a feature fireplace as the main focal point, making this the perfect space to entertain friends and family. Heading on further leads to a homely living room that features a gorgeous side bay window which fills the room with light. As you walk further you will find a fantastic kitchen which comes complete with matching cabinets and units and a work surface which provides ample preparation space. There is also a door to the side for convenient access to the garden.

The first floor hosts three well proportioned bedrooms, all of which have large windows allowing lots of natural daylight. To complete this floor there is a lovely family bathroom which is complete with a bath, vanity unit and storage cupboard. There is also a separate WC for added convenience.

The outside complements this home with an enclosed garden to the rear which benefits from a paved patio area, fantastic for enjoying all year round. This home is too good to miss, call now to arrange a viewing!





**Entrance Hallway**

With cupboard for additional storage, staircase leading to the first floor and access to;

**Dining Room 9'4" x 10'10"**

With window to the side elevation

**Living Room 10'7" x 13'5"**

With window to the side elevation

**Kitchen 8'1" x 17'1"**

Complete with a range of units and cabinetry with work surface and inset sink. With window to the side elevation and a door leading nicely outside for added convenience

**Landing 6'5" x 10'2"**

With window to the front elevation and access to;

**Bedroom One 10'7" x 13'5"**

With window to the side elevation

**Bedroom Two 9'11" x 10'5"**

With window to the side elevation

**Bedroom Three 8'2" x 9'8"**

With window to the side elevation

**Bathroom 4'9" x 7'2"**

With cupboard for additional storage, bath, wash hand basin and a window to the side elevation

**WC**

Complete with low flush WC, wash hand basin and window to the front elevation

**Outside**

With an easy to maintain frontage. There is a storage cupboard accessed from the side of the property. This home also benefits

from a recently installed boiler which was installed in the last few months.



Ground Floor:  
46Sq.MT/495.15Sq.FT  
Approx.

First Floor:  
46Sq.MT/495.14Sq.FT  
Approx.



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. Specifically 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			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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