

£125,000 Freehold  
BURNS STREET | MANSFIELD | NG18 5PS

**BuckleyBrown**  
ESTATE AGENTS

**TENANT IN SITU! 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 lovingly presented three-bedroom terraced home offering a great internal layout. The outside complements this home with a low-maintenance front and an enclosed garden to the rear, which benefits from a patio and decked area, fantastic for enjoying all year round. This is an excellent investment opportunity you don't want to miss out on!

#### Entrance Hallway

With laminate flooring, central heating radiator and access to;

#### Lounge 10'4" x 11'10"

With a feature fireplace, laminate flooring, central heating radiator and a bay front window.

#### Sitting Room 13'6" x 12'1"

With a feature fireplace, laminate flooring, central heating radiator, window to the rear elevation and access to;

#### Kitchen 7'1" x 18'4"

Complete with matching cupboards and units, work surface, integrated appliances and patio doors leading to the garden.

#### Landing

With carpet to flooring, cupboard for additional storage and access to;

#### Bedroom One 13'8" x 11'10"

with laminate flooring, central heating radiator, built in wardrobe and a window to the front elevation.

#### Attic Room 8'3" x 11'1"

With laminate flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 8'3" x 9'6"

Complete with a low flush WC, wash hand basin and a vanity unit for additional storage. There is also a bath with a shower above and an opaque window to the rear elevation.

#### Bedroom Two 13'8" x 12'9"

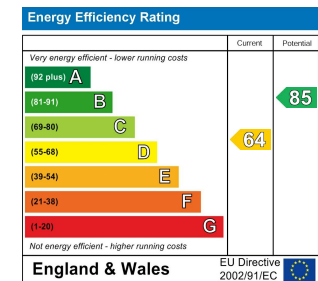
With laminate flooring, central heating radiator, two cupboards for additional storage and a window to the front elevation.

#### Outside

With a low maintenance front and an enclosed garden to the rear which has a patio and decked area.



While every effort has been made to ensure the accuracy of the floor plan information, we accept no responsibility for incorrect measurements of floors, walls, ceilings, appliances and fixtures of any other contents or installations. Entries and floor levels are shown to most exact or nearest measurement. Any figure given is for guidance only and should not be relied on as a basis of valuation. These plans are for your guidance only and should not be used for any other purpose. Buckle Brown Estate Agents is not responsible for any errors or omissions. These plans are for guidance only and should not be used for any other purpose. Buckle Brown Estate Agents is not responsible for any errors or omissions. Buckle Brown Estate Agents is not responsible for any errors or omissions. Buckle Brown Estate Agents is not responsible for any errors or omissions.



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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.

