



MARGARET AVENUE | SANDIACRE | NOTTINGHAM | NG10 5JU

**BuckleyBrown**  
ESTATE AGENTS

PICTURE PERFECT!!...This modern two bedroom semi-detached family home is a true gem and we can't wait to show you around. Boasting a well-presented interior with a private garden, you simply must view this one for yourself! Let's take a peek inside..

Starting with the fabulous kitchen which offers an extensive range of fashionable units and work surfaces, including an inset sink, modern tiling and space for appliances, making it simple to show off your culinary skills. There is also space for a quaint dining room table, the perfect area to enjoy your morning coffee! Through to the lounge offers a lovely presence, providing the perfect setting to unwind. The family bathroom completes the floor and is complete with a modern three piece suite.

The first floor hosts two excellent bedrooms, both of which have been kept to a good standard. The ensuite shower room is complete with a modern three piece suite. This property has been lovingly maintained and would make the perfect home for first time buyers!

The enclosed garden comprises a well-maintained lawn with a gravelled seating area. This property also offers private parking. To avoid missing out, call our team today to arrange a viewing!





#### Hall

With access to;

#### Living Room 9'9" x 10'7"

With laminate flooring and a feature fireplace.

#### Kitchen 9'11" x 9'11"

With matching cabinets, work surfaces over, an inset sink and space for appliances.

#### Landing

With access to;

#### Bedroom One

Including carpeted flooring.

#### Bedroom Two/Office 9'10" x 10'7"

Including carpeted flooring.

#### Bathroom 3'11" x 8'6"

Including a three-piece suite.

#### Ensuite 2'3" x 8'2"

Including a three-piece suite.

#### Outside

With a well-maintained lawn to the rear and a driveway for two cars to the front.



Ground Floor  
33 sq.mt / 355.20 sq.ft  
Approx



First Floor  
31 sq.mt / 333.68 sq.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) <b>A</b>                          |  |                         | <b>86</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>54</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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