



Offers Over £200,000

MARYLYN CENTRAL AVENUE | WALESBY | NEWARK | NG22 9NR

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NO ONWARD CHAIN!!... This two bedroom detached bungalow occupies a fantastic plot with a spacious internal layout to match, not only that, this home also benefits from a full refurbishment, making it move in ready! Situated on Central Avenue in Walesby, we know this would make a fantastic home for anyone looking for a place to make their own!

Upon entry, you'll be welcomed into a wonderful living room which is of a brilliant size and benefits from a bay window to the front, allowing for ample natural light to flood through. As you walk further you will find a kitchen/dining room leading nicely off here, which comes complete with a range of stylish units and cabinetry, with complementary work surface and a range of integrated appliances too. For added convenience there is a hallway to the side, currently utilised as a utility space with doors leading out to the front and the rear, ensuring swift entry and exit for muddy boots and paws!

Moving back through the inner hallway you will find two bedrooms which both benefit from dual aspect windows, as well as a modern shower room which has been complemented well with modern fixtures and fittings.

Outside you will find a well established frontage and gated driveway to the front allowing for ample off-street parking which in turn leads to the garage. The rear garden is of a brilliant size for you to enjoy all year round and is mainly laid to lawn with fence surround offering a degree of privacy!

Don't miss out on this wonderful home, get in contact with a member of our team to arrange a viewing!





Entrance Hallway

With windows to the side elevation, doors to the front and rear for convenient access, as well as a door leading through to;

Kitchen/Dining Room

Complete with a range of shaker style units and cabinetry, with complementary work surface over and a range of integrated appliances too. With a window to the rear elevation and a door leading nicely into;

Living Room

With bay window to the front

elevation, allowing for ample natural light to flood through

Inner Hallway

With access leading to;

Bedroom One

With dual aspect windows to the front and side elevation

Bedroom Two

With dual aspect windows to the side and rear elevation

Outside

With a well established frontage and gated driveway to the front allowing for ample off-street parking which

in turn leads to the garage. The rear garden is of a brilliant size, mainly laid to lawn with 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. 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			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 82 </div>
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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