



WEETMAN AVENUE | CHURCH WARSOP | MANSFIELD | NG20 0SB

BuckleyBrown
ESTATE AGENTS

HERE IT IS!...Just what you've been waiting for, this spacious two bedroom detached bungalow is wonderful both inside and out. Standing proud on a wonderful plot in an ideal area, within a short distance to amenities and local transport links. This home has been well maintained with an array of traditional features and offers a great layout for you to make your own. You will certainly be impressed when you pull up outside this property and notice the driveway offering off-street parking, handy attached garage and a beautifully presented frontage. The rear garden features a spacious patio, lawn, gravelled areas and fence surround. You'll certainly find a fantastic amount of space here for summer evenings outside!

Living Room 13'5" x 21'0"
With carpet to flooring, central heating radiator, coving, feature fireplace and dual aspect windows.

Kitchen 7'9" x 12'9"
Complete with matching wall and base units, work surface, gas hob, tiled splash back, extractor fan, space and plumbing for a washing machine, inset sink and drainer, space and plumbing for a washing machine and tumble dryer. Along with a cupboard for additional storage, tiled

flooring, window to the side elevation and a door leading outside.

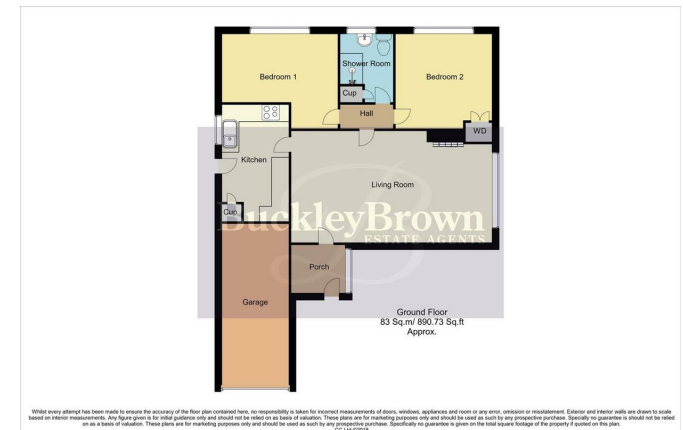
Bedroom One 10'4" x 11'7"
With carpet to flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 10'3" x 10'6"
With carpet to flooring, central heating radiator, fitted wardrobe and a window to the rear elevation.

Shower Room 5'11" x 7'8"
Complete with a pedestal sink, low flush WC, enclosed shower,

full height tiling, central heating radiator, and an opaque window to the rear elevation.

Outside
With a maintained lawn to the front elevation with surrounding shrubbery. As well as a driveway which in-turn leads to an attached garage. The rear garden features a spacious patio, lawn, gravelled areas and fence surround.



We'll 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, 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 purchaser. Specific no guarantee is made as to the total floor area of the property shown on this plan. © 2018 Buckle

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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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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.

