



JENKINS AVENUE | MANSFIELD | NG19 6EN

**BuckleyBrown**  
ESTATE AGENTS

HERE IT IS!... There is definitely more than meets the eye with this wonderful two-bedroom mid-terrace house! With a well laid out interior and neutral decor, this house provides the perfect environment for adding your own stamp and creating your ideal home! Now we've got you interested, let's head inside...

As we step inside, you will be welcomed into the spacious lounge which hosts a feature fireplace, perfect for cosy nights in. Moving through to the impressive kitchen area, which comes complete with a range of modern high-gloss units and cabinets with an inset sink and worktop space for all those kitchen appliances, everything you need to cook meals for the family! There is also space for a dinette to sit and enjoy your morning coffee!

Now you've seen all the ground floor has to offer, let's take a walk upstairs where you will be just as impressed! From the landing, you'll have access to two well-sized bedrooms, all of which have been lovingly maintained and provide the perfect canvases for adding your own homely touches! The shower room has been decorated beautifully with modern tiling and laminate flooring, not to mention the double shower and chic vanity unit!

Outside hosts a very low-maintenance enclosed garden to the rear with artificial grass and surrounding fence with a handy shed. To the front hosts a driveway offering parking for two cars. If this is the one for you, don't miss out! Call today to book a viewing!





#### Entrance Hallway

With a window to the front elevation and access to;

#### Living Room 11'3" x 11'11"

Spacious living room with feature fireplace and a window to the front elevation.

#### Kitchen 9'5" x 11'11"

Complete with a range of cabinetry and units. With window and door to rear elevation.

#### Landing

With access to;

#### Bedroom One 9'9" x 17'10"

With windows to front elevation.

#### Bedroom Two 9'8" x 11'3"

With window to rear elevation.

#### Shower Room 5'5" x 7'8"

With windows to rear elevation.

#### Outside

Including a low-maintenance lawn with

artificial grass to the rear. Including a driveway to the front with off-street parking for two cars.



Ground Floor  
39 sq.mt / 419.79 sq.ft  
Approx



First Floor  
39 sq.mt / 419.79 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) A			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(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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