



CLIPSTONE ROAD WEST | FOREST TOWN | MANSFIELD | NG19 0AA

BuckleyBrown
ESTATE AGENTS

A CHARMING RESIDENCE!! ..Welcome to this charming detached bungalow located on Clipstone Road West in the delightful Forest Town area of Mansfield. This property boasts a spacious layout with one reception room and three bedrooms, providing ample space for comfortable living.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The three well-appointed bedrooms offer plenty of space for a growing family or visiting friends. The shower room provides convenience and privacy for all residents.

One of the highlights of this property is the garage, providing secure parking or additional storage space. Outside, a lovely patio area and a well-maintained lawn offer the perfect setting for enjoying the outdoors during sunny days.

Located in the desirable Forest Town area, you'll have access to a range of amenities, schools, and green spaces, making it an ideal location for families or those seeking a peaceful retreat.

Don't miss the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer in the heart of Mansfield.





Hall

With access to;

Living Room 11'8" x 13'11"

With window to front elevation.

Kitchen 7'10" x 13'4"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Utility

With window and door to rear.

Bedroom One 9'11" x 13'5"

With window to rear elevation.

Bedroom Two 10'10" x 11'8"

With window to front elevation.

Bedroom Three 10'3" x 11'2"

With window to rear elevation.

Outside

With a well-maintained lawn and patio area. Including a garage and driveway to the front.





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. Specially 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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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