



Price Guide £250,000

BERWICK AVENUE | MANSFIELD | NG19 6ND

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE **£250,000 TO £260,000** MAKE YOUR MOVE!!...Welcome to this charming three-bedroom detached bungalow, perfectly situated in the convenient area of Mansfield. This property boasts a homely feel from the moment you step into the welcoming entrance hallway.

The heart of this home is its modern kitchen, presented wonderfully with shaker style cabinets and a complementary work surface. It comes equipped with integrated appliances, including an oven, microwave, and fridge freezer, making it an impressive space for showcasing your culinary skills. The well-sized living room is a highlight, featuring an eye catching fireplace and a large window that allows ample natural light to flood the space. There's plenty of room for furniture and entertaining, making it an ideal spot for relaxation and gatherings.

The bungalow offers three generously sized bedrooms, all with carpeted flooring and lovely presentation, providing a great canvas for personalisation. Completing the interior is a contemporary shower room, designed for both functionality and style.

Outside, the property boasts a block-paved driveway providing off-street parking, along with an integral garage for additional convenience. The rear of the bungalow features a beautiful enclosed garden with a well-maintained lawn, mature shrubbery, patio area, and a fence surround, offering a perfect outdoor setting for the warm summer months! Don't miss the opportunity to make it yours!





Living Room 11'5" x 18'2"
With carpet to flooring, central heating radiator, feature fireplace, coving and window to the front elevation.

Kitchen 9'10" x 10'5"
Fitted with shaker style cabinets and units, work surface, ceramic hob, extractor fan, inset sink with mixer tap above, tiled walls, plumbing for a washing machine and tumble dryer. There is an integrated oven, microwave and fridge freezer. There is a window to the rear elevation.

Bedroom One 10'11" x 13'5"
With carpet to flooring, central heating radiator, coving and window to the rear elevation.

Bedroom Two 9'10" x 10'6"
With carpet to flooring, central heating radiator, coving and dual aspect windows.

Bedroom Three 8'5" x 9'10"
With carpet to flooring, central heating radiator, coving and dual aspect windows.

Shower Room 5'3" x 7'10"
Fitted with an enclosed shower, low



flush WC, wash hand basin, vanity storage, full height tiling, down lights and an opaque window.

Outside
With a block paved driveway providing off-street parking. Along with an integral garage. There is a beautiful, enclosed garden to the rear with a maintained lawn, mature shrubbery, patio area and fence surround.



Ground Floor
99 sq.mt / 1065.63 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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