



£170,000 Freehold

CLIPSTONE ROAD EAST | FOREST TOWN | MANSFIELD | NG19 0HS

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ESTATE AGENTS

HERE IT IS!..This lovely three-bedroom home features a well-maintained and deceptively spacious internal layout you are guaranteed to be impressed with. Boasting three versatile bedrooms and a spacious rear garden, this semi-detached property makes a great home to add your own stamp and is located in a wonderful, convenient area with excellent nearby shops and amenities.

The ground floor accommodation boasts an inviting living space, excellent for both relaxing and entertaining guests. Not to mention a wonderful canvas for you to add your own personal touch. Leading nicely from here is a traditional kitchen with a range of matching units and cabinets for you to utilise, as well as space for all essential appliances. This space is also ideal for modernisation and allows you to create your perfect setting for cooking. Together with room for a dining table. In addition, there is a door leading into the conservatory and a handy WC.

Heading up to the first floor, you'll be presented with three delightful bedrooms, all of which offer a lovely atmosphere for unwinding. You'll also find the bathroom just off the landing and this completes the floor with a panelled bath, wash hand basin and separate WC.

Outside boasts a gravelled frontage and shrubbery together with shared block paved driveway. To the rear there is a maintained lawn and mature trees and shrubs creating extra privacy. There are also outbuildings ideal for storage, a greenhouse and a garage/workshop.

Don't miss out on this fantastic find! Call our team today and book in a viewing!





Living Room 10'9" x 13'0"
 With carpet to flooring, central heating radiator, traditional fireplace, under stairs storage, coving and bay window.

Kitchen 9'8" x 15'8"
 Fitted with traditional wall and base units, work surface, extractor fan, gas hob, tiled walls, inset sink, plumbing for a washing machine, central heating radiator, window to the side elevation and door leading into the conservatory.

Conservatory 5'5" x 11'8"
 With carpet to flooring, surrounding

windows and French doors leading outside.

Bedroom One 9'0" x 12'7"
 With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Two 9'0" x 10'3"
 With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Three 6'2" x 7'0"
 With carpet to flooring, central heating radiator and window to the front elevation.



Bathroom 6'2" x 6'2"
 Complete with a panelled bath, low flush WC, wash hand basin, central heating radiator and an opaque window.

Outside
 With a gravelled frontage and shrubbery together with shared block paved driveway. To the rear there is a maintained lawn and mature trees and shrubs creating extra privacy. The outbuildings are ideal for storage, a greenhouse and a garage/workshop. There is also vehicle access from the double gates to the rear of the property.





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			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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