



Offers Over £155,000

RICHMOND DRIVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9RU

**BuckleyBrown**  
ESTATE AGENTS

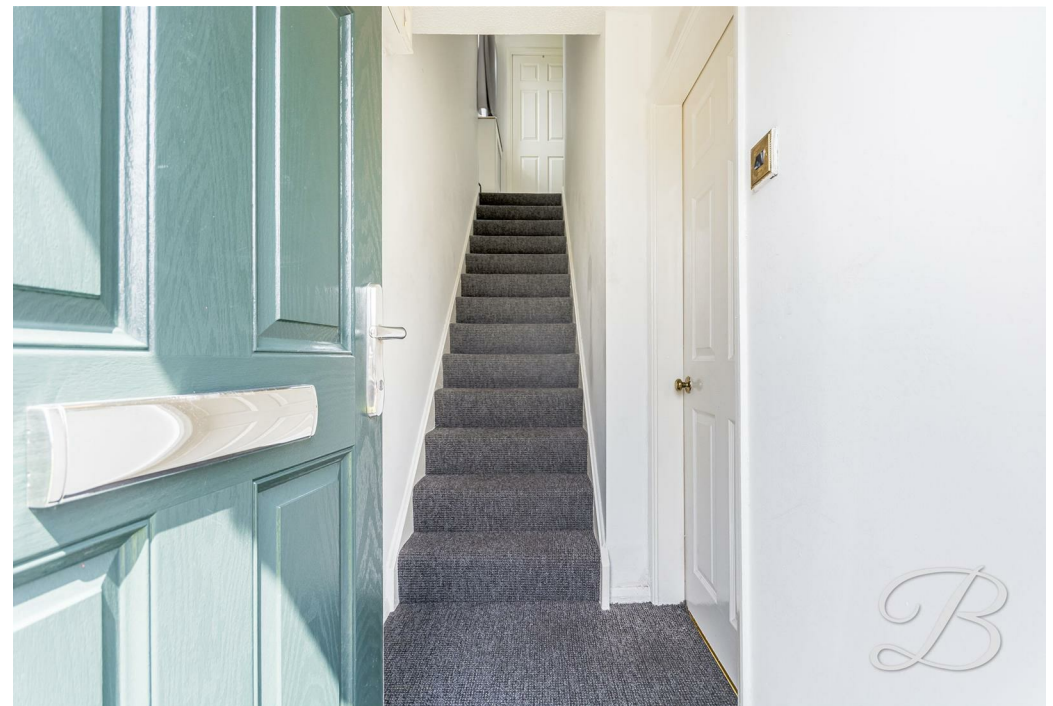
**MAKE YOURSELF AT HOME!**...This delightful two-bedroom semi-detached home is located in a desirable area within close proximity to a range of local amenities and transport links into Mansfield town centre. From the moment you step through the door, you will instantly feel at home in this lovingly presented property, which will be perfect for a first-time buyer to add their own mark and create something really special.

Firstly, you will be greeted by the entrance hallway. From here, you can gain access to the living room, benefiting from dual aspect windows that flow through ample natural light, creating a great space to sit down with the family. Leading nicely from here is a fantastic kitchen complete with a range of matching cabinets and units and a work surface that provides ample preparation. Together with access to the rear garden.

Let's head upstairs, where you will find two bedrooms that offer lots of versatility and potential for you to modernise. To complete this floor, there is a family bathroom fitted with a three-piece suite in white.

Outside is just as wonderful too, located on a lovely plot with a driveway to the front for off-street parking and a rear garden that is of great size with a garage and lawn, offering lots of space to be enjoyed.

This home won't be around for long; call now to arrange a viewing!





Living Room 12'5" x 12'6"  
With carpet to flooring, central heating radiator and dual aspect windows.

Kitchen 7'9" x 11'11"  
Fitted with neutral toned wall and base units, work surface, extractor fan, tiled walls, inset sink with a mixer tap above, plumbing for a washing machine, double windows to the rear elevation and door leading outside.

Bedroom One 9'3" x 11'5"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

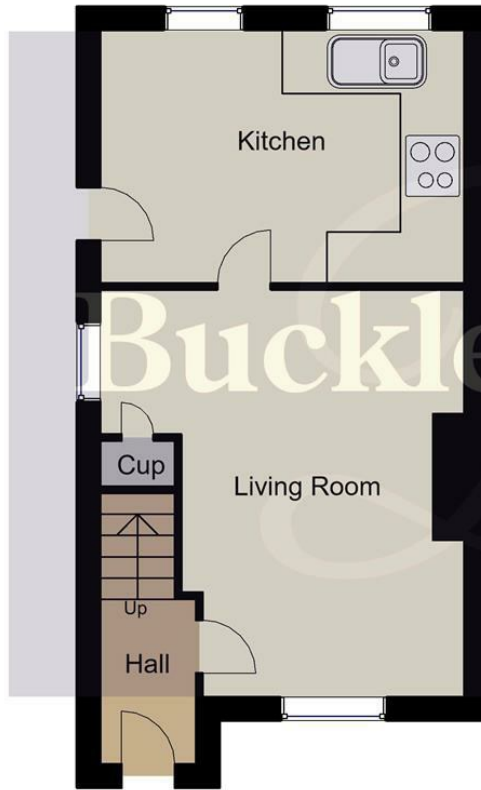
Bedroom Two 6'1" x 9'1"  
With carpet to flooring, central heating radiator and window to the rear elevation.

Bathroom 5'11" x 6'2"  
Complete with a panelled bath, low flush WC, pedestal sink, tiling and an opaque window.

Outside  
With a driveway providing off-street parking and a maintained lawn. There is an enclosed garden to the rear with a handy garage, paved seating area and fence surround.



Ground Floor  
27 sq.mt / 290.62 sq.ft  
Approx



First Floor  
27 sq.mt / 290.62 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			89
(81-91) B		72	
(69-80) C			
(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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