



22 PARK AVENUE | BLIDWORTH | MANSFIELD | NG21 0SN

BuckleyBrown
ESTATE AGENTS

OOZING POTENTIAL!... Welcome to this excellent three-bedroom detached home. Positioned in the popular and convenient area of Blidworth. This house hosts a well-planned layout, local amenities and a spacious rear garden. Let's take a look around..

The ground floor features two spacious reception rooms which offer flexibility to modernise and add your own stamp. The kitchen area comes complete with contemporary units and cabinets with space for appliances. Completing the floor is a WC for added convenience.

Heading to the first floor, you'll discover three additional bedrooms, providing ample space to add your homely furnishings. The family bathroom is just off the landing and provides a panel bath and hand wash basin. This property is in need of a little TLC and could make a wonderful family home!

The outside residence boasts an enclosed garden with the potential to become a great sociable setting to host BBQ's in the summer months! Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall

With access to;

Living Room 11'5" x 13'2"

Including window to front elevation.

Dining Room 11'0" x 10'5"

With window to front elevation.

Kitchen 10'10" x 5'5"

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

WC

Including a low flush WC with windows to rear elevation.

Bedroom One 14'9" x 11'3"

With windows to front elevation.

Bedroom Two 11'0" x 8'9"

With window to front elevation.

Bedroom Three 7'3" x 7'11"

Including window to rear elevation.

Bathroom 7'8" x 4'9"

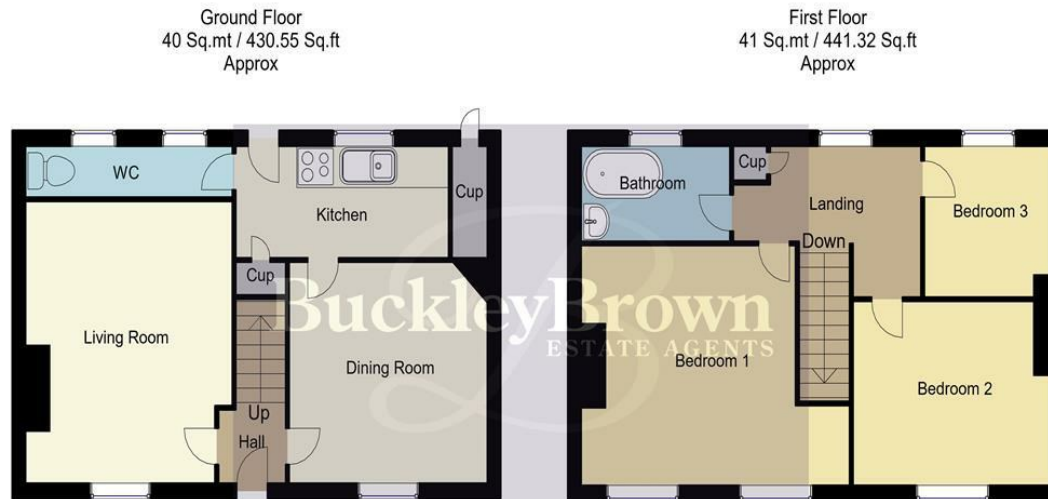
With a panel bath and hand wash basin. With window to rear elevation.

Outside

With an enclosed garden to the rear.

Including a driveway and garage 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. 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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