



EDGEHILL GROVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AS

BuckleyBrown
ESTATE AGENTS

GET ON THE PROPERTY LADDER!!... This two-bedroom semi-detached home is a true gem and we can't wait to show you around. Boasting a well-presented interior with its own private garden, you simply must view this one for yourself! Let's take a peek inside..

Starting with the fabulous kitchen which offers an extensive range of units and cabinets with work surfaces above, an inset sink, integrated appliances and space for a dining table to enjoy your morning cup of tea! Through to the lounge, which provides the perfect blend of style and comfort. The log burner creates a cosy atmosphere to relax and put your feet up, there is plenty of space to add your own finishing touches.

The first floor hosts two excellent bedrooms, both with neutral decor. The family bathroom can be found just off the landing and complete with a three-piece suite with a shower over the bath. This property would make a great investment for first-time buyers!

The garden is of a great size and hosts a well-maintained lawn and beautiful patio area, perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property hosts a private driveway for off-road parking. Call today to book a viewing!





Hall
With access to;

Living Room 10'10" x 16'0"
With window to front elevation.

Kitchen/Dining Room 11'1" x 16'0"
Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Landing
With access to;

Bedroom One 10'10" x 12'11"
With window to front elevation. Including fitted wardrobes.

Bedroom Two 8'11" x 10'2"
With window to rear elevation.

Bathroom 5'4" x 5'10"
Including a three-piece suite. With window to rear elevation.

Outside
An enclosed rear garden with a well-maintained lawn and patio area. With a private driveway to the front with parking for two cars.





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			
(81-91) B			
(69-80) C		76	80
(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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