



£795 Per Week

45 BUDDY CRESCENT | MEDEN VALE | MANSFIELD | NG20 9PN

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Welcome to this charming property located in the picturesque village of Meden Vale, just a stone's throw away from Mansfield. This delightful end terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated in a tranquil village setting, this property offers a peaceful retreat from the hustle and bustle of city life, while still being conveniently located only around 20 minutes from Mansfield. The single bathroom provides convenience for daily routines, and the overall layout of the house ensures a comfortable and practical living space.

Whether you're looking to settle down in a serene village environment or seeking a peaceful weekend getaway, this property on Budby Crescent offers the best of both worlds. Don't miss out on the opportunity to make this lovely house your own and enjoy the idyllic surroundings of Meden Vale.

Call now to arrange a viewing!!!





Front Porch

With a central heating radiator and doors provide access into;

Store Room

Space for a fridge/freezer and a dryer. With a wall mounted central heating boiler. With an opaque window to the front elevation.

Lounge 13'5" x 12'4"

With a window to the rear elevation and a central heating radiator. The focal point of the lounge is the feature fire.

Kitchen 8'0" x 9'6"

Fitted with a range of wall and base units with a sink and drainer unit set into working surfaces benefiting from complementary tiled splashbacks. Range

cooker with extractor fan over, space with plumbing for an automatic washing machine. With a window to the rear elevation.

Dining Room 9'10" x 10'11"

With a window to the front elevation, central heating radiator and laminate flooring.

Landing

Doors lead into;

Bathroom

Fitted with a panelled bath having a shower over and a pedestal wash hand basin benefiting from tiling to the walls. With an opaque window to the side elevation and a chrome heated towel rail.



Bedroom One 13'4" x 12'4"

With a window to the rear elevation, central heating radiator and a built-in cupboard.

Bedroom Two 10'3" x 11'1"

With a window to the rear elevation and a central heating radiator.

Bedroom Three 7'5" x 10'11"

With a window to the front elevation, central heating radiator, laminate flooring and a ceiling hatch providing loft access.

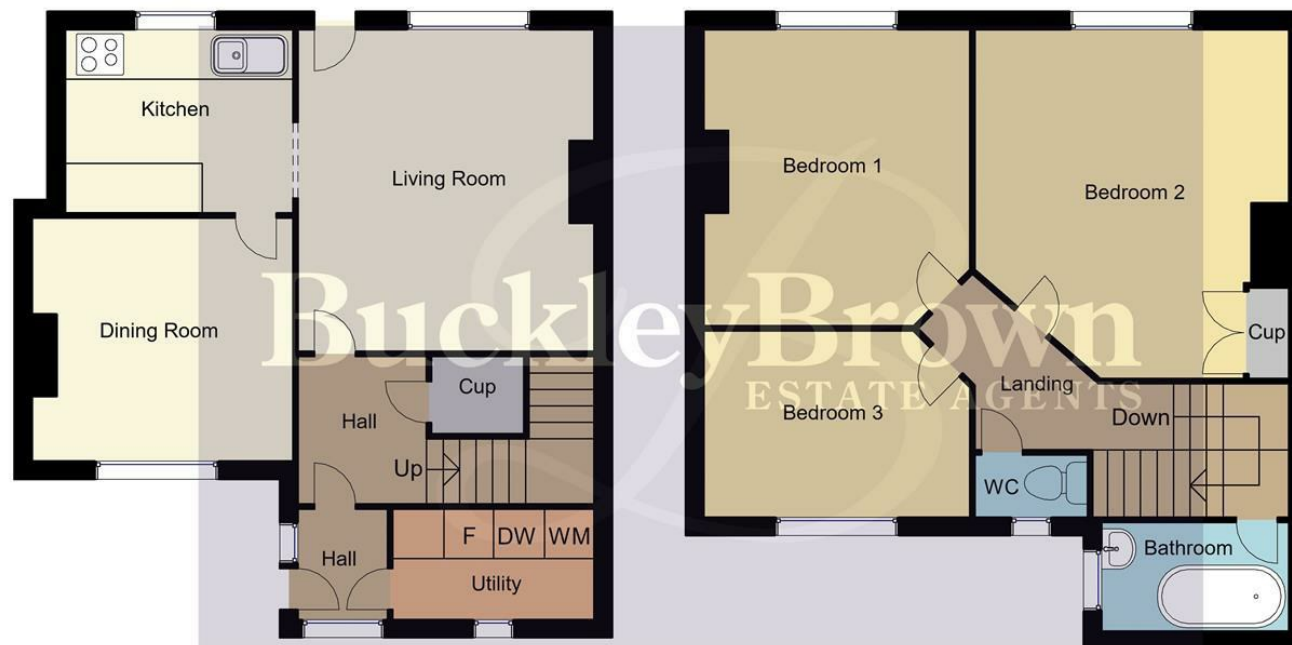
Outside

The outside space benefits from a rear garden which features a paved area immediately to the rear of the property. Additionally, there is a tiered garden which is mainly laid to lawn.



Ground Floor
48 Sq.m/515.95 Sq.ft
Approx

First Floor
52 Sq.m/555.62 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			84
(81-91) B		71	
(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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