



£180,000

CAMBOURNE PLACE | MANSFIELD | NG18 4QZ

BuckleyBrown
ESTATE AGENTS

NO CHAIN!

WHAT A FIND!.. This beautiful three-bedroom family home is certainly one you don't want to miss! Full of character, this property has been kept to a terrific standard throughout and offers spacious accommodation perfect for families. It is also ideally located and within walking distance of excellent shops and amenities.

Upon entry, you will be welcomed into the hallway, where you will instantly feel at home! From here, step into the cosy and homely living room, which is an excellent size and has been lovingly decorated to create a homely environment. There's even a lovely feature fireplace here, which creates a great focal point, along with double doors that lead nicely into the conservatory. Light, bright, and airy, this spacious conservatory offers excellent views over the rear garden. We then move back through to the beautifully presented kitchen which comes with an excellent range of matching units and cabinets. There's an abundance of space here, ready to put the dining table around which you can host an array of get-togethers and family events and show off your culinary skills! Completing the ground floor is a W/C, ideal for when you have guests around to see your new home!

Don't you just love it? But we're not done yet! Head up to the first floor, where you'll continue to be impressed with three well-presented bedrooms. All rooms offer plenty of versatility with the additional luxury of fitted wardrobes in each one. The master bedroom is a good size, with two sets of windows to make it light, bright, and comfortable. Completing the floor is the family bathroom, finished with a lovely suite in white.

Outside complements the space wonderfully, with a good-sized garden to the rear where you can spend your time in the warmer months! You'll find a patio, low-maintenance lawn, and a fantastic decked area, which provides a fantastic seating space ideal for those summer BBQs! There's also a driveway to the front of the property.





Entrance Hall
With central heating radiator and access to;

Living Room
With feature fireplace, central heating radiator, window to the front elevation and access into the conservatory.

Kitchen
Complete with a range of matching units and cabinets with complementary worktop over, inset sink and drainer, splash back tiles, integrated oven, hob with extractor fan, space and plumbing for a

dishwasher and washing machine, central heating radiator and bay window.

Conservatory
With windows overlooking the garden and double doors leading outside.

WC
Complete with low flush WC and hand wash basin.

Landing
With loft access, central heating radiator and access to;

Bedroom One
With fitted wardrobes, central heating radiator and two windows.



Bedroom Two
With fitted wardrobes, central heating radiator and window.

Bedroom Three
With fitted wardrobes, central heating radiator and window.

Bathroom
Complete with fitted bath with overhead shower, hand wash basin, low flush WC and opaque window.

Outside
Featuring a private driveway allowing space for off-street parking to the front of the property. There's also a beautiful garden to the rear with a

patio, well-maintained lawn, decking, mature shrubs and a fence surround.

Agent Note
Tenant has resided in the property since the images were taken, therefore the condition may be subject to change.





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 | | | 88 |
| (81-91) B | | 74 | |
| (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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