



Price £170,000

MANSFIELD ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JN

BuckleyBrown
ESTATE AGENTS

TAKE A LOOK AT THIS!..Welcoming to the market this beautiful three bedroom cottage, positioned in a highly convenient area, and nearby to a wealth of shops, amenities, and commuter links. The property itself offers a spacious internal layout that is bound to impress upon viewing! Together with a characterful frontage providing kerb appeal.

The ground floor welcomes you to an inviting hallway, in-turn providing access to the lounge, which presents ample space for furnishings and homely touches, where you'll love kicking off your shoes and relaxing after a long day! The dining space leads nicely from here and presents a traditional fireplace, as well as a window facing the rear, allowing ample natural light. The kitchen is equipped with a range of shaker-style units to utilise, along with space for all essential appliances. Together with French doors providing easy access to the garden. If that's not enough, there is a handy WC for guests to utilise.

The first floor hosts two spacious bedrooms, both of which offer lots of flexibility to add your own stamp. Both of which also benefit from a convenient en-suite facility. What's not to love? The second floor offers an additional bedroom that can easily be utilised to your own advantage!

The outside space is perfect for those of you looking for an easy-care garden you can make your own! Featuring mature shrubbery, a gravelled area, and a fence surround.

Don't miss out on this excellent find! Call our team today to book a viewing!





Living Room 11'5" x 12'5"
 With carpet to flooring, central heating radiator, traditional fireplace and window to the front elevation.

Dining Room 14'9" x 11'11"
 With carpet to flooring, central heating radiator, traditional fireplace and window to the rear elevation.

Kitchen 8'10" x 20'4"
 Complete with shaker style wall and base units, work surface, inset sink with a mixer tap above, integrated oven, microwave and fridge freezer. There is a gas hob, extractor fan,

tilled flooring, plumbing for a washing machine, window to the side elevation and French doors leading outside.

WC
 Fitted with a low flush WC, wash hand basin and an opaque window.

Bedroom Two 14'11" x 12'5"
 With carpet to flooring, central heating radiator and window to the front elevation. With access to an en-suite.

En-Suite 4'0" x 6'7"
 Complete with a wash hand basin,



low flush WC, shower and full height tiling.

Bedroom Three 10'1" x 9'2"
 With carpet to flooring, central heating radiator and window to the rear elevation. With access to an en-suite.

En-Suite 4'0" x 6'7"
 Complete with a low flush WC, wash hand basin, full height tiling, shower and an opaque window.

Bedroom One 14'11" x 16'6"
 With carpet to flooring, central heating radiator and window to the rear elevation.

Outside
 There is an established garden to the rear with mature shrubbery, gravelled area and fence surround.





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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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