



VERA CRESCENT | RAINWORTH | MANSFIELD | NG21 0EU

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £130,000 - £140,000 ** YOUR PERFECT FIRST HOME!..** We welcome you to this excellent two-bedroom terrace house positioned in the popular area of Rainworth. This property is move-in ready and would make the perfect home for first-time buyers. We can't wait to show you around!

Upon entry, you will be welcomed to the lovely kitchen. This comes complete with a range of units and cabinetry, an inset sink, an integrated oven and additional appliances, everything you need to cook meals! Next, you will find the spacious lounge which hosts plenty of space for all of your homely furnishings. There are sliding double doors from here which leads to the conservatory. This room is perfect in the summer months and offers the possibility to become a dining room or a second sitting room. Now that you've seen all the ground floor has to offer, let's take a walk upstairs...

From the landing, you'll discover two bedrooms, both offering a great deal of space and flexibility to add your own stamp. The bathroom hosts a hand wash basin, a low flush WC and a bath with a shower above. This property has been well-loved and would make the perfect investment!

Heading outside, you will find a private low maintenance artificial lawn with fence surrounding. There is also allocated parking to the front of the residence. If this is the one for you, don't miss out! Call today to book a viewing!





Kitchen 11'9" x 12'9"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. There is an integrated oven and space for additional appliances.

Living Room 11'2" x 11'9"

Complete with laminate flooring and sliding double doors to rear elevation.

Conservatory 9'7" x 10'4"

Including tiled flooring and windows surrounding. With french doors leading onto the garden.

Landing

With access to;

Bedroom One 9'8" x 11'8"

With window to front elevation.

Bedroom Two 5'6". 11'2"

With window to rear elevation.

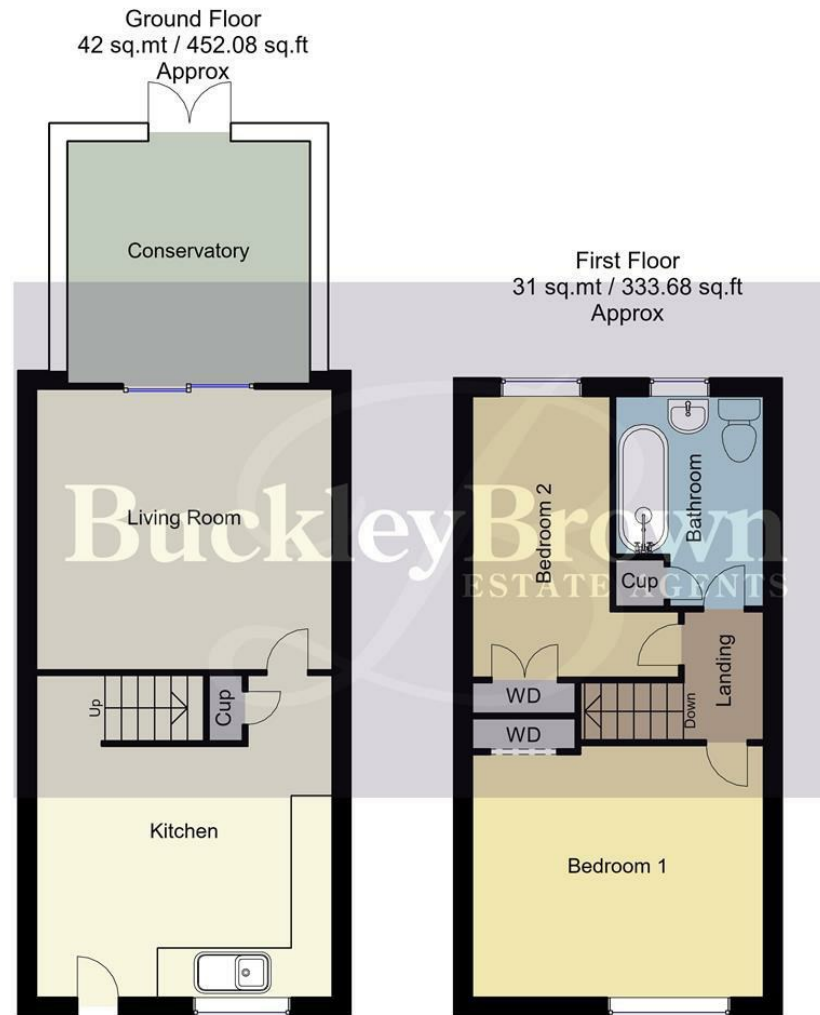
Bathroom 5'10" x 8'4"

Including a three-piece suite with a shower above the bath. With window to rear elevation.

Outside

The rear offers fence surrounding and an artificial lawn area. To the front comprises allocated parking for one car.





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			89
(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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