



£220,000

SHERWOOD STREET | WARSOP | MANSFIELD | NG20 0JX

BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!...This spacious two bedroom home offers great accommodation that is well proportioned and perfect to add your own stamp to. Lets take a look inside..

Starting with the dining room which comes with fitted cupboards for added convenience, perfect for entertaining . The kitchen hosts an array of wall, base and drawer units with essential integrated appliances. The living room is cosy and inviting with space for a feature fireplace with natural daylight flowing from the rear.

Moving upstairs you will be greeted with two generous sized bedrooms both offering ample furniture space, one of them also benefiting from built in wardrobes. Just off the landing you will find a three piece bathroom suite, making this a lovely space to relax after a long day.

Outside, the residence boasts a well established garden to the rear decorated beautifully with fruit trees, raised beds, a vegetable patch and fence surround. You will also gain access to a shared driveway for off road parking along with a garage! Call now to arrange a viewing!





Entrance Hallway

With further access to;

Dining Room 9'6" x 10'9"

With built in cupboards and a window to the front elevation.

Kitchen 6'1" x 9'8"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and splashback tiles. With additional built in cupboards and window to the side elevation. There is also an external door to the rear giving access to the garden.

Living Room 10'10" x 12'9"

Ample furniture space with a window to the rear elevation.

Landing

With a built in cupboard, a window to the side elevation and leading access to;

Bedroom One 9'6" x 17'3"

With carpeted flooring, central heating radiator, built in wardrobes and windows to the front elevation.

Bedroom Two 9'6" x 11'10"

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

Bathroom 4'10" x 9'6"

Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the rear elevation.

Outside

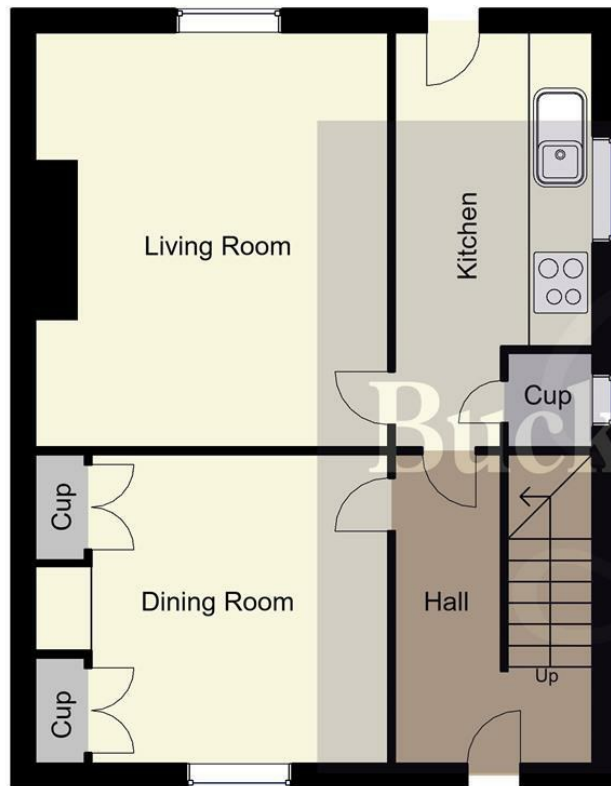
Low maintenance frontage with a shared



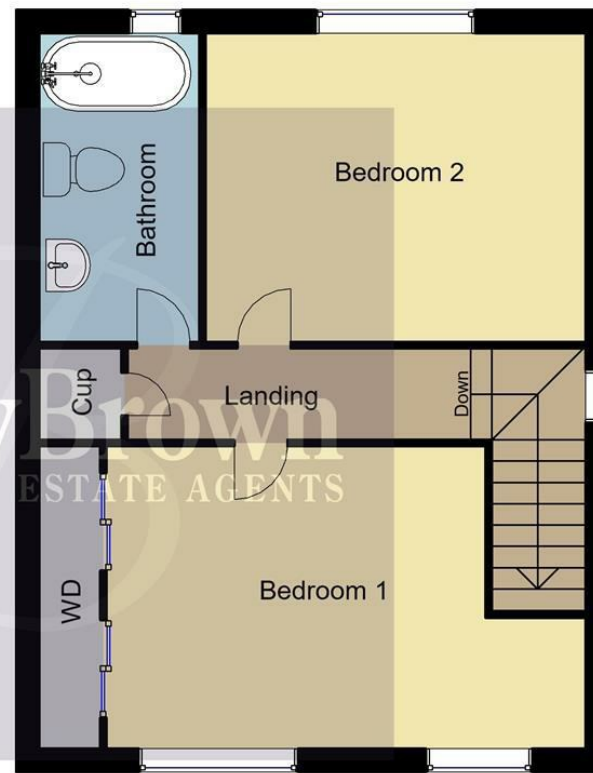
driveway along with a garage allowing for ample off road parking. To the rear you will find a well established garden which is mainly laid to lawn with fruit trees, raised beds and a vegetable patch. There is also a handy outbuilding.



Ground Floor
42 sq.mt / 452.08 sq.ft
Approx



First Floor
40 sq.mt / 430.55 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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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