



£190,000

HAYMAN CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BP

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ESTATE AGENTS

CHARACTERFUL AND HOMELY! Prepare to fall head over heels with for this three-bedroom mid terrace property standing beautifully in the quiet area of Mansfield Woodhouse. The area is impressive, conveniently positioned a short distance from schools and amenities Let's take a look inside...

Upon entry, you will be presented with a lovely living room area where you'll find a light and airy space to enjoy movie nights with family and friends. Next door, you will find the open plan kitchen/dining area which has been beautifully decorated and offers space for a large table and chairs. The perfect space for hosting dinner parties and inviting family over for dinner! The kitchen provides a range of matching wall and base units to utilise, along with space for all essential appliances and ample worktop space to prepare tasty meals. This room is complemented by patio doors to the rear, bringing the outside inside.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to three well-sized bedrooms, all offering space to add your on homely furnishings. This property hosts a three piece shower room just off the landing.

Heading outside, you will find an enclosed and well-maintained garden with an artificial lawn and patio seating area, this space lends itself perfectly to BBQ's in the summer months! Not to forget parking to the front of the property.

Call now to arrange a viewing!





**Hall**  
With access to;

**WC**  
Fitted with a hand wash basin, low flush WC.

**Living Room 14'6" x 17'1"**  
Spacious room with a cupboard under the stairs and a window to the front elevation.

**Kitchen/Dining Room 8'9" x 14'5"**  
Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. There is also ample space for dining furniture along with patio doors to the rear bringing the outside inside.

**Landing**  
With a storage cupboard and further access into;

**Bedroom One 8'9" x 14'5"**  
With carpeted flooring, central heating radiator and windows to the rear elevation.

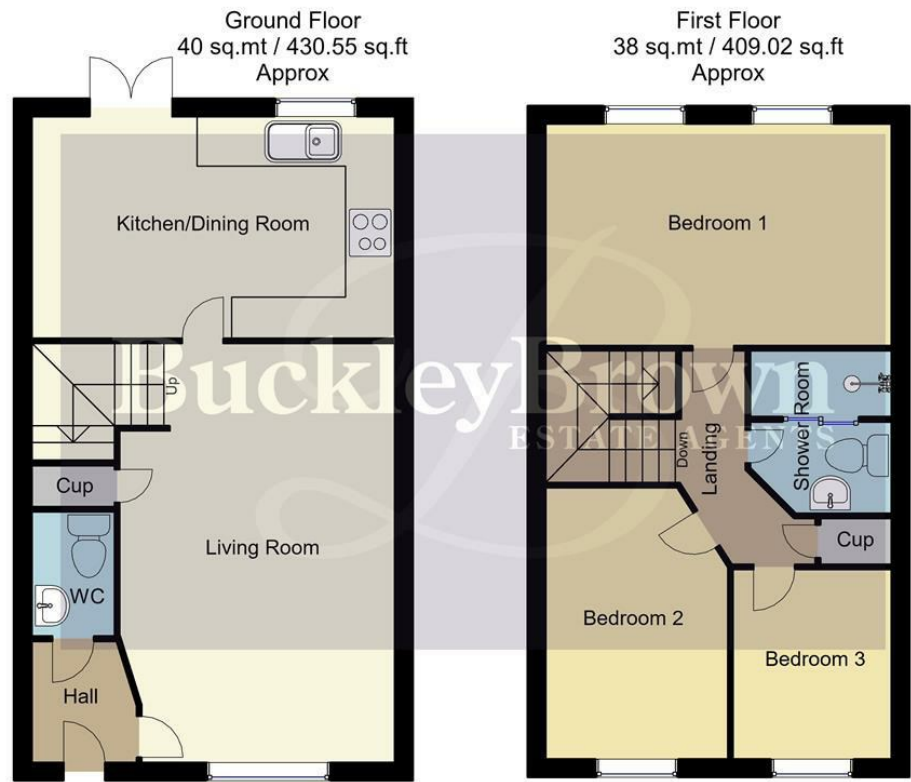
**Bedroom Two 7'5" x 10'9"**  
With carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Three 6'9" x 7'6"**  
With carpeted flooring, central heating radiator and a window to the front elevation.

**Shower Room 5'7" x 6'5"**  
Three piece suite comprising of a hand wash basin, low flush WC and shower.

**Outside**  
To the front of the property you will find parking for two cars and a low maintenance lawn. Stunning garden with an artificial lawn, patio seating 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. 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) <b>A</b>			94
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

HAYMAN  
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WOODHOUSE | MANSFIELD  
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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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