



£190,000 Freehold

PARK HALL GARDENS | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RG

BuckleyBrown
ESTATE AGENTS

SIMPLY WONDERFUL!.. This excellent two bedroom bungalow stands proudly on a superb plot within a fantastic residential location, with great shops and amenities nearby. Comprising a homely, well-kept interior with a low-maintained garden to match, this property is ideal for anybody looking to downsize! Let's take a look inside..

Upon entry, you will be immediately welcomed by a fabulous kitchen to your right, where you'll find a range of traditional units and cabinets for you to utilise, along with space for all of your essential items. Just next door is the living room, which is a great size with plenty of space for furnishings. There's a lovely, homely feel to this room, making it perfect to enjoy settling down and spending your free time. Not to mention, sliding doors lead nicely to the conservatory, boasting a delightful space with surrounding windows and French doors leading outside.

Additionally, you'll find two double bedrooms, both of which have been kept to a lovely standard with great flexibility to be utilised to your own advantage. Furthermore, you'll find a shower room just off the hall, complete with a three piece suite in white.

Outside complements the home perfectly and features a driveway to the front of the property, allowing space for off-street parking for yourself and visitors! To the rear, you'll find a lovely garden with a well-maintained lawn, patio area, and fence surround.





Living Room 10'9" x 15'3"
With carpet to flooring, central heating radiator, coving, feature fireplace and sliding doors leading into the conservatory.

Kitchen 8'2" x 8'9"
Fitted with traditional wall and base units, work surface, gas hob, extractor fan, tiled walls, plumbing for a washing machine, inset sink and drainer, heated towel rail and an opaque window to the front elevation.

Conservatory 7'8" x 7'10"
With carpet to flooring, surrounding

windows and French doors leading outside.

Bedroom One 10'9" x 11'6"
With carpet to flooring, central heating radiator and window to the rear elevation.

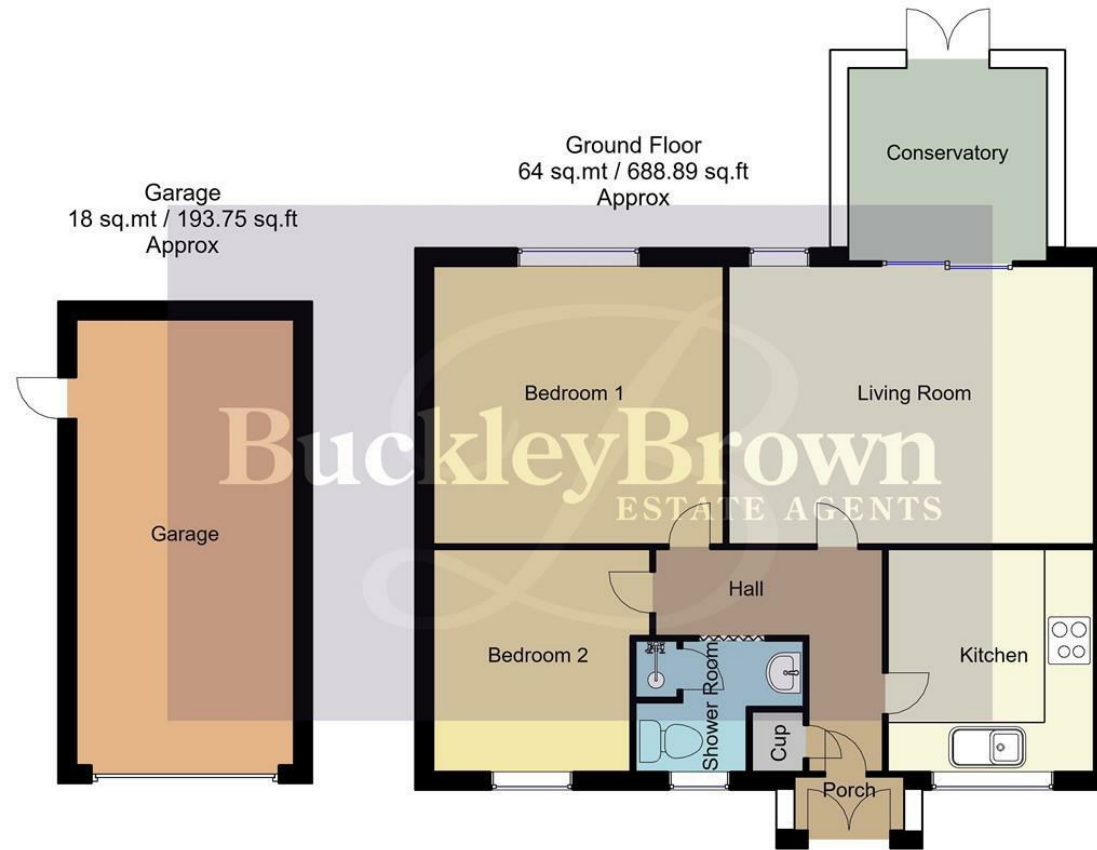
Bedroom Two 8'7" x 8'10"
With laminate flooring, central heating radiator and window to the front elevation.

Shower Room 5'4" x 6'9"
Complete with an enclosed shower, low flush WC, wash hand basin, full height tiling and an opaque window.



Outside
With a driveway providing convenient off-street parking and a detached garage. There is an enclosed garden to the rear with a maintained lawn, patio 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		66	
(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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