



£140,000

SHERWOOD STREET | WARSOP | MANSFIELD | NG20 0HQ

BuckleyBrown
ESTATE AGENTS

GET ON THE PROPERTY LADDER!!.. This three-bedroom, terraced property is located in the convenient area of Warsop. Only a short distance from schools and amenities, this would make the perfect first home for any growing family. This is the perfect opportunity for a fresh start if you are wanting to decorate till your hearts content. Let's take a look inside...

Upon entry, you will be presented with a simple yet effective layout. Starting with the light and airy living room which offers a feature fireplace and plenty of space for homely furnishings. Next door, you will find the Kitchen, complete with range of cabinetry and work surfaces with space for appliances. Finishing the ground floor is a handy utility room.

Let's take a walk upstairs, where you will have access to three well-sized bedrooms with space for all of your homely furnishings. Two of these bedrooms currently lend themselves as offices, handy if you work from home. All of the rooms offer great versatility to make them your own. Just off the landing you will be met by a separate bathroom and WC for added convenience.

Heading outside, you will be met with a private garden which is mainly laid to lawn with a paved seating area, perfect for hosting a BBQs. This property also accommodates a driveway to the front with off road parking for multiple cars. Not to mention access to an electrical vehicle charging point. Call now to book a viewing!!





Hall

With access to;

Living Room 8'5" x 11'1"

Light and airy room with a feature fireplace and dual aspect windows to the front and rear elevations.

Kitchen/Dining Room 8'11" x 18'5"

Spacious open plan room comprising of the kitchen and dining area. The kitchen comes complete with a range of matching cabinets, inset sink and drainer and integrated appliances. With further space for a dining table and space and plumbing for a washing machine/tumble dryer. Fitted with dual aspect windows to the front and rear. Not to mention access to a handy utility room.

Utility 4'5" x 11'1"

Ample storage space with access to the rear garden.

Landing 5'10" x 9'3"

With a window to the rear elevation and further access to;

Bedroom One 11'8" x 12'5"

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

Office 12'10" x 6'6"

Spacious room with the potential to be used as a second bedroom. With a window to the front elevation.

Office 8'2" x 9'3"

Versatile room with the potential to be used as a third bedroom, this is currently being used as a handy office. With a window to the rear elevation.

WC

Fitted with a low flush WC and a window to the rear elevation.

Bathroom 5'1" x 5'2"

Complete with a hand wash basin and bath with an overhead shower. With a window to the rear elevation.

Outside

Extensive frontage with a well kept lawn, spacious private driveway and an electrical vehicle charging point. To the rear you will find an artificial lawn, paved area and versatile space to use to your own advantage. You can also gain access to the rear of the property through shared access down the side.

Rear Garden 33'1" x 21'7"



Ground Floor
40 Sq.mt / 430.55 Sq.ft
Approx

First Floor
42 Sq.mt / 452.08 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. 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 | | 68 | |
| (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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