



Guide Price £125,000

RUSKIN ROAD | | MANSFIELD | NG19 7LZ

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £125,000 - £135,000

THE PERFECT DOWNSIZE! We proudly present this to bedroom semi-detached home located within Mansfield. Convenience really is on your doorstep with local amenities only a short distance away. Let's see what inside has to offer...

Starting with the light and airy living room which is complemented by patio doors giving access to the rear garden. Not to mention the feature fireplace making this a great space to relax after a long day. Moving through to the kitchen you will find a range of matching cabinets and all essential appliances. Flowing through from here is the dining room, offering ample furniture space to enjoy sit down meals with your family.

The first floor further presents you with two generous sized bedrooms, both with plenty of versatility to add your own personal touches. Just off the landing is a three piece suite including a bath with overhead shower.

To the rear this property hosts steps leading up to a unique gravelled area, perfect for catching the sun. The front of the property is also low maintenance with steps and a patio. Call out team today to arrange a viewing!





Hall

With access to;

Living Room 11'2" x 14'11"

Fitted with a feature fireplace, window to the front and patio doors to the rear elevation.

Dining Room 9'10" x 10'4"

With a bay window to the front elevation.

Kitchen 11'10" x 8'3"

Complete with a range of matching cabinetry, worktop units, inset sink and drainer, integrated appliances and a window to the rear elevation. There is also space and plumbing for a washing machine/dishwasher along with an external door to the side.

Landing

With leading access into;

Bedroom One 9'10" x 16'4"

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

Bedroom Two 11'3" x 11'10"

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

Bathroom 7'10" x 5'7"

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

Outside

Steps leading up to the front of the house with a low maintenance patio area. To the rear you will find steps leading up to a decorative gravelled area.





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			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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