



£125,000

REINDEER STREET | | MANSFIELD | NG18 3AX

**BuckleyBrown**  
ESTATE AGENTS

TOO GOOD TO LAST!...This two bedroomed mid terraced has been well cared for, with accommodation that is well proportioned and offers plenty of versatility to make it your own. Lets take a look inside..

The ground floor presents you with a light and spacious living room, creating a wonderful space to relax and put your feet up after a long day. Moving through to the kitchen you will find a range of attractive cabinets, built in appliances and decorative splashback tiles. From here you will further gain access to a handy utility and four piece suite, perfect for the whole family.

Upstairs you will be greeted by two generous sized bedrooms, both fitted with laminate flooring for added convenience along with space to add your own personal touch.

Outside continues to impress with an enclosed garden comprising of a low maintenance artificial lawn, patio seating area and fence surround, creating a degree of privacy! Don't miss out, call now to arrange a viewing!





**Living Room 11'5" x 11'10"**

Light and spacious room fitted with a fitted storage cupboard and a box window to the front elevation.

**Kitchen 11'2" x 11'5"**

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances, splashback tiles and a window to the rear elevation. From here you will also gain access to a handy utility space.

**Utility 3'10" x 5'6"**

Great storage space with fitted worktops and space and plumbing for a washing machine/tumble dryer. There is also an external door to the side and access to a bathroom.

**Bathroom 7'8" x 5'6"**

Four piece suite comprising of a hand wash

basin, low flush WC, bath and shower. With a window to the rear elevation.

**Landing**

With leading access into;

**Bedroom One 11'4" x 12'0"**

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

**Bedroom Two 8'2" x 11'3"**

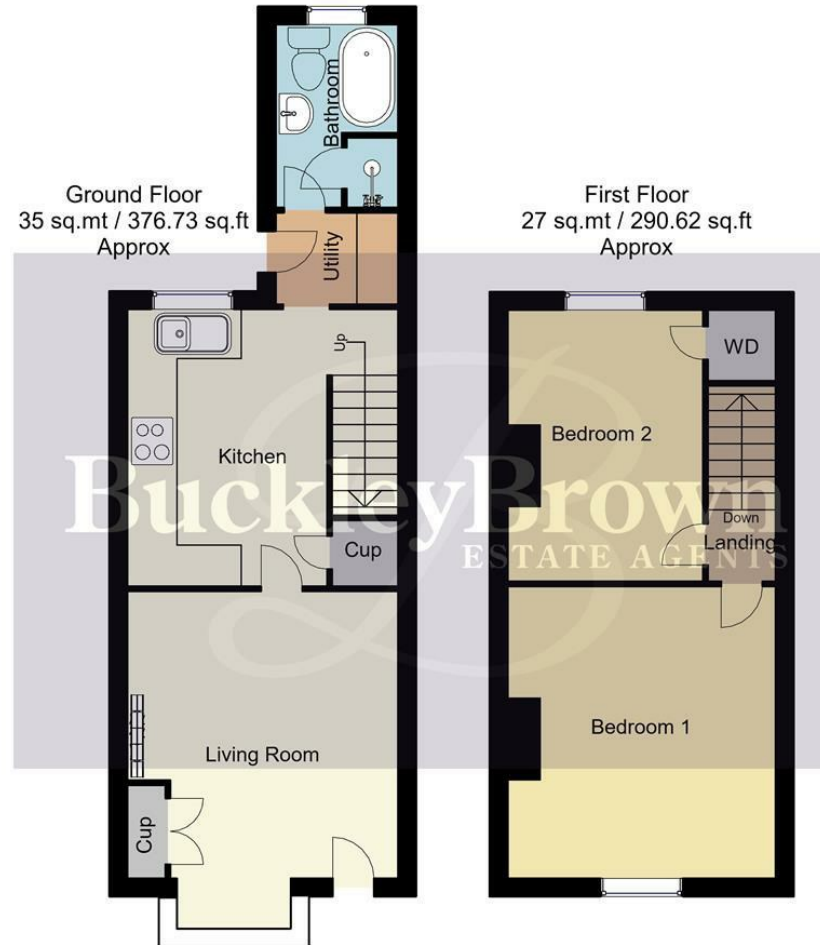
With laminate flooring, central heating radiator, built in cupboard and a window to the rear elevation.

**Outside**

Low maintenance frontage with a shared gate entrance. To the rear you will find an enclosed 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. 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			89
(81-91) B			
(69-80) C		67	
(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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