



CROMFORD AVENUE | | MANSFIELD | NG18 5DP



A GREAT INVESTMENT!!... This two-bedroom semi-detached home is a true gem and we can't wait to show you around. Boasting a well-presented interior with its own private garden, you simply must view this one for yourself! Let's take a peek inside..

Starting with the kitchen, which offers a range of units and cabinets with work surfaces above, an inset sink and space for additional appliances! Through to the lounge, which provides a great amount of space to get creative! There is also the added luxury of a dining room which could be used as an office or snug room. There is so much potential to turn this house into a beautiful family home!

The first floor hosts two excellent bedrooms, both with wardrobe/storage space for added convenience. The family bathroom can be found just off the landing. This property would make a great investment for first-time buyers!

The spacious garden is private and enclosed. There is potential here for a lovely lawn area. Imagine inviting the whole family around and enjoying the sunny months together with a BBQ! To the front of the property hosts off-road parking for two cars. Call today to book a viewing!





Hall

With access to;

Living Room 12'4" x 13'11"

With a bay window to front elevation.

Dining Room 10'0" x 14'9"

With window and door to rear elevation.

Kitchen 6'3" x 13'4"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. Including dual aspect windows.

Landing

With access to;

Bedroom One 12'4" x 13'11"

With window to front elevation.

Bedroom Two 7'11" x 11'3"

With window to rear elevation.

Bathroom 5'8" x 7'11"

Complete with a three-piece suite. With window to rear elevation.

Outside

To the rear comprises an enclosed garden area. The front hosts a driveway for off street parking.







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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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