



Offers Over £220,000 Freehold

8 ABBOTT ROAD | | MANSFIELD | NG19 6DD

BuckleyBrown
ESTATE AGENTS

A WONDERFUL RESIDENCE! This three-bedroom, detached property stands beautifully in the convenient town of Mansfield. Not to mention this property has been refreshed cosmetically throughout including new carpets and boiler, what's not to love? The area is impressive, positioned near a range of shops and amenities, with easy commuting access. Let's head inside...

Firstly, you will be presented with an impressive sized living room where you'll be presented with an abundance of space for homely furnishings and personal touches. Moving further, you will find the kitchen which provides a range of matching wall and base units to utilise, along with an integrated oven. There is also a conservatory which offers the versatility to become a dining area or sitting room. Not to mention the luxury of underfloor heating in the conservatory! This house needs a little updating and oozes the potential to become your dream home! Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed!

From the landing, you'll have access to three well-sized bedrooms. The family shower room has been recently renovated and comes complete with a three-piece suite.

Outside, the private enclosed garden hosts a beautifully maintained lawn, perfect for inviting the family over to enjoy the sunny months together with a BBQ. To the front offers a driveway with parking up to 5 cars. Completing this property is a garage which further benefits from a floor pit. Call now to book a viewing!





Hall

With access to;

Living Room 11'7" x 24'4"

With a bay window to front elevation.

Kitchen 6'9" x 12'7"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. With a large bay window to rear elevation.

Conservatory 7'4" x 10'5"

With sliding doors which lead onto the garden.

Landing

With access to;

Bedroom One 11'2" x 11'7"

With fitted wardrobes and window to rear elevation.

Bedroom Two 11'2" x 11'7"

With fitted wardrobes and window to front elevation.

Bedroom Three 6'7" x 7'11"

With window to front elevation.

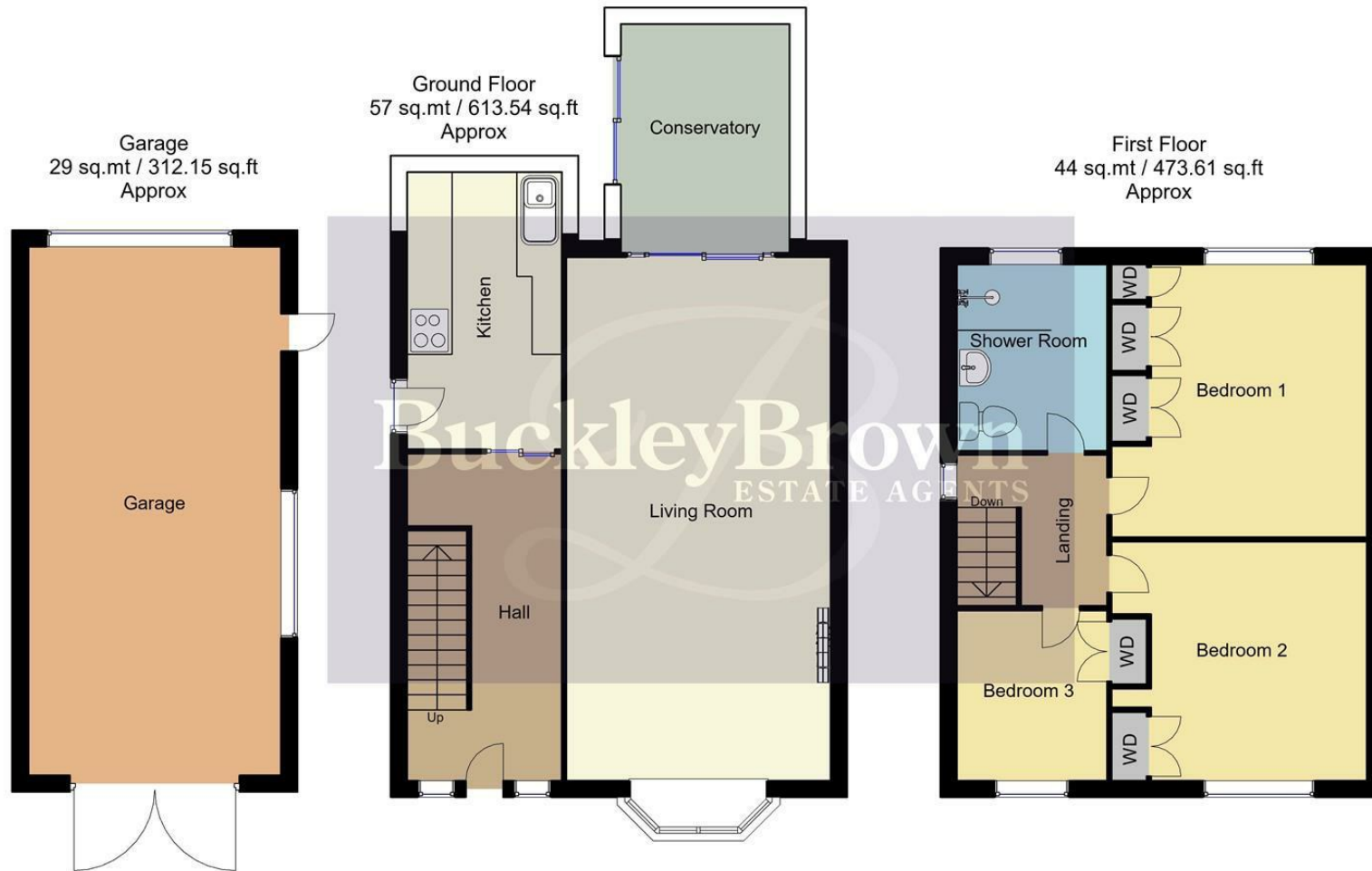
Shower Room 6'7" x 8'2"

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

Outside

The garden offers an enclosed plot with a well-maintained lawn area. To the front hosts a private driveway for one car.





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. Specifically 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 | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (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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