



Offers Over £90,000 Leasehold

6 WINKBURN ROAD | | MANSFIELD | NG19 6SH

BuckleyBrown
ESTATE AGENTS

TOO GOOD TO LAST!...This striking two bedroomed flat offers convenience on your doorstep, with accommodation that is well proportioned and perfect to make your own. This property boasts incredible potential. Lets take a look inside..

Starting with the spacious entrance hallway which leads you to a light and airy living room, complemented by a box window to the front and a feature fireplace. This is the perfect space to relax and unwind after a long day! Moving through to the kitchen you will be presented with a range of matching wall and base units to utilise along with integrated appliances.

Following back through the hallway you will find two well proportioned bedrooms, both offering plenty of versatility to add your own stamp. To complete the accommodation, there is a three-piece shower suite.

Outside continues to impress with a private driveway allowing for ample off road parking! To the rear there is a patio seating area and fence surround. Don't miss out, call now to arrange a viewing!





Entrance Hallway

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

Living Room 11'10" x 14'11"

Light and airy space fitted with a feature fireplace and box window to the front elevation.

Kitchen 8'3" x 11'9"

Complete with a range of wall and base units, inset sink and drainer and integrated appliances. With a window and external door to the rear elevation. Fitted with additional storage cupboards.

Bedroom One 11'5" x 11'11"

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

Bedroom Two 9'4" x 11'11"

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

Shower Room 6'5" x 8'9"

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

Outside

To the front you will find a private driveway allowing for ample off road parking. Patio garden to the rear with fence surround.



Ground Floor
71 sq.mt / 764.23 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. 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			
(81-91) B			
(69-80) C			75
(55-68) D		59	
(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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