



Offers Over £210,000

HARROP WHITE ROAD | | MANSFIELD | NG19 6TF

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ESTATE AGENTS

AN INVESTMENT OPPORTUNITY!.. Welcome to this excellent investment opportunity positioned in the popular and convenient area of Mansfield. This four bedroom semi-detached property is a true gem and offers a well-planned layout and spacious garden, not to mention being only a short walk to the town centre. This empty property is a fantastic opportunity for those looking for something to add to their portfolio or do up! Let's take a look around..

Upon entering, you'll find the living room which hosts ample space for furnishings and decor, offering the potential to create a warm and traditional living area. The kitchen hosts cabinetry with work surfaces over and integrated appliances. Open from here is the dining area, complemented by patio doors to the rear. Finally, the ground floor gives access to the garage and a handy downstairs WC.

Heading to the first floor, you'll four generous sized bedrooms, providing ample space to add your own stamp. The master bedroom also benefits from its very own WC. Just off the landing is a four piece including a shower & bath. This property has so much capability to become a beautiful family home. Not to mention access to loft space.

Outside, the residence boasts a spacious garden which is mainly laid to lawn with a decked seating area and fence surround. The front also provides you with a private driveway and large garage. Don't let this super opportunity slip through your fingers! Call our team today and book in a viewing!





Hall

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

Living Room 12'1" x 13'10"

Spacious room with a window to the front elevation.

Kitchen 9'2" x 10'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. You can also gain access to the dining room and garage from here.

Dining Room 9'2" x 10'11"

With fitted cupboards, ample furniture space and patio doors leading out to the back garden.

Landing

With leading access to;

Bedroom One 10'1" x 14'4"

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

WC

Fitted with a hand wash basin, low flush WC and a window to the rear.

Bedroom Two 10'4" x 13'11"

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

Bedroom Three 10'11" x 12'0"

with carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 7'10" x 9'10"

With carpeted flooring, central heating radiator, built in storage space and a fitted worktop. Window to the front elevation.



Bathroom 6'3" x 10'11"

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

Garage 11'11" x 24'5"

Accessible from the front elevation, with further access to a downstairs WC and the kitchen.

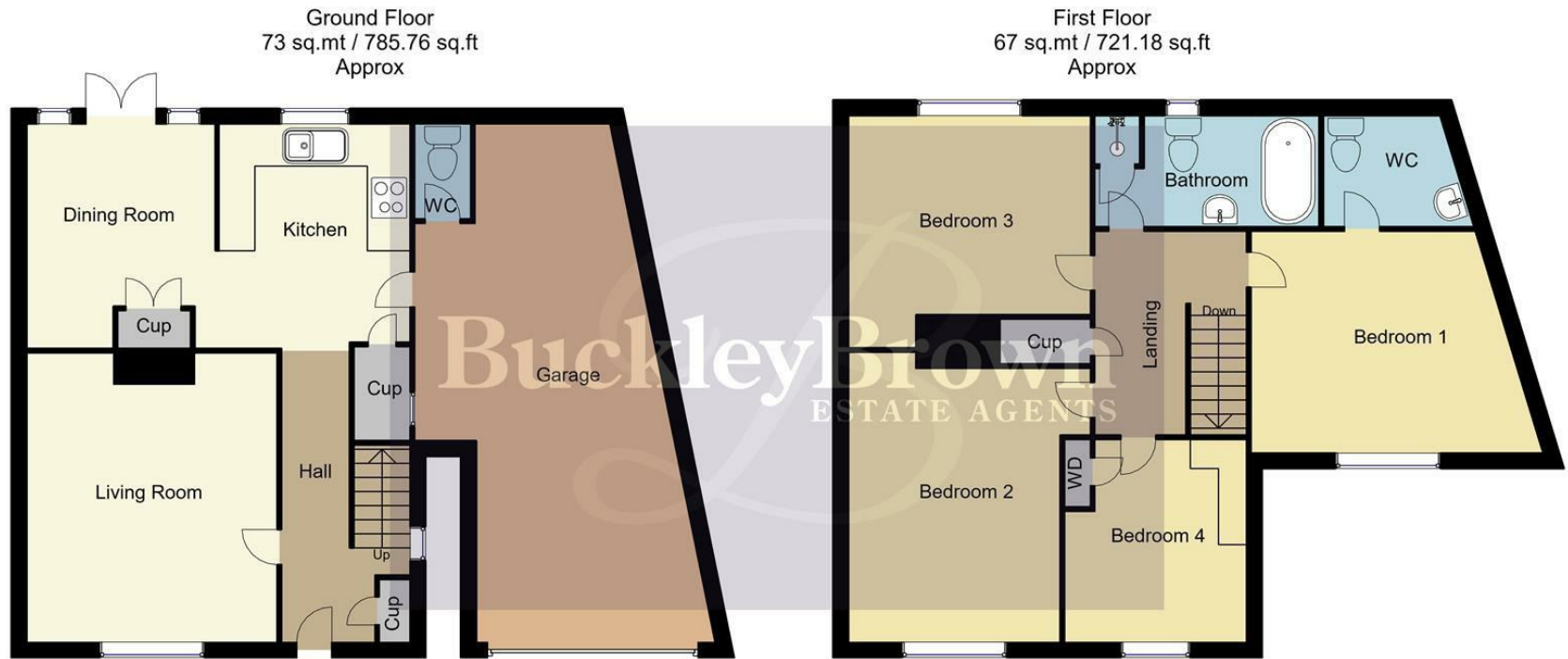
WC

Fitted with a low flush WC.

Outside

Low maintenance frontage with a private driveway and garage. The rear garden is mainly laid to lawn with a decked and sheltered 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			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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