



£210,000 Freehold

42 BRADFORTH AVENUE | | MANSFIELD | NG18 3HB

**BuckleyBrown**  
ESTATE AGENTS



THE ONE FOR YOU!! We proudly present this beautiful detached bungalow, nestled in the serene and desirable area of Mansfield. A symphony of nearby shops and amenities await you. This bungalow hosts a well-planned layout, with an easy to maintain front and rear garden. Let's take a look inside...

The ground floor features an inviting living room to relax and unwind, which is followed by a bright and airy conservatory with patio doors to the rear. This creates a seamless transition to the garden. The kitchen area comes complete with lovely matching cabinets and worktops with ample space for appliances.

From the hallway, you will find two bedrooms, one of which benefits from built in wardrobes and its own WC. The bathroom provides a three-piece suite in white.

Step outside and be captivated by the low-maintenance garden, where a serene gravelled rear with surrounding shrubs creates a picturesque oasis. The private garden and seating area lends itself well as a great sociable setting. This property also benefits from convenient off-road parking.





#### Hall

With access to;

#### Living room 9'4" x 20'0"

With carpet flooring, feature fireplace and a central heating radiator. Double window and patio doors to rear elevation into the conservatory.

#### Conservatory 6'1" x 19'7"

With surrounding windows and patio doors fitted to rear elevation.

#### Kitchen 8'9" x 11'9"

Complete with laminate flooring, a range of matching units, inset sink and drainer along with complementary work surfaces. Integrated oven, fitted storage and a window to rear elevation.

#### Dining room 7'5" x 8'8"

With carpet flooring, central heating radiator, fitted storage and a window to front elevation.

#### Bedroom one 8'2" x 10'8"

With carpet flooring, central heating radiator, window to front elevation. Built in wardrobes with access to the WC.

#### WC

Complete with a WC and a wash hand basin.

#### Bedroom two 7'9" x 7'10"

With carpet flooring, central heating radiator and window to side elevation.

#### Shower room 6'0" x 8'1"

Complete with laminate flooring, shower cubicle, low flush WC and a hand basin. Central heating radiator and a window to side elevation.

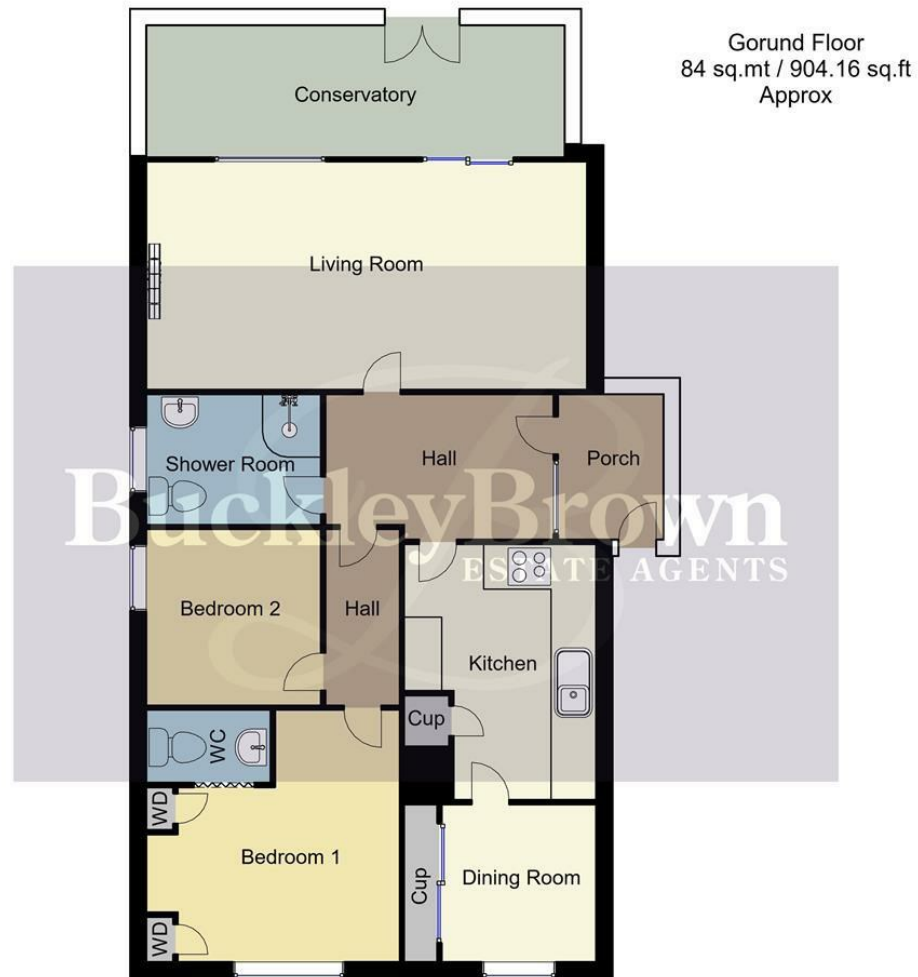
#### Outside

Low maintenance frontage with a path leading to the front. The rear garden has a decorative gravel area with patio seating area and fence surround. This property further benefits from ample off-road parking with a driveway to front elevation.









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.  
CC Ltd ©2018

**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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



42 BRADFORTH AVENUE  
MANSFIELD  
NG18 3HB



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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.

**BuckleyBrown**  
ESTATE AGENTS