



Offers Over £185,000 Freehold

53 CROMFORD AVENUE | | MANSFIELD | NG18 5DP

BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!!... This three-bedroom semi-detached home is positioned in the heart of Mansfield and is a true gem. 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 two impressive reception rooms. The lounge provides a great amount of space to get creative! There is also a bay window allowing plenty of light to fill the room.. The dining room boasts a feature fireplace and offers flexibility to add your own style. The kitchen hosts a range of cabinetry and units with work surfaces above. The kitchen is in need of a little updating but oozes potential! There is also a handy pantry for all of your condiments.

The first floor hosts three excellent bedrooms, all offering space to add your own stamp. The family bathroom can be found just off the landing and is fitted with a white three-piece suite. This property would make a great investment for new homeowners!

The spacious garden is private and enclosed. The garden wraps around the property, with a well-maintained lawn to the front and side, and a private patio seating area to the rear. The front of this residence hosts a garage and a private driveway for one car. Call today to arrange a viewing!





Hall

With access to;

Living Room 11'4" x 12'5"

With a bay window to front elevation.

Dining Room

With window to rear elevation.

Kitchen 7'6" x 8'11"

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

Pantry 3'3" x 7'4"

With window to side elevation.

Landing

With access to;

Bedroom One 11'4" x 12'6"

With a bay window to front elevation.

Bedroom Two 11'3" x 12'2"

With window to rear elevation.

Bedroom Three 6'11" x 7'1"

Complete with a corner window.

Bathroom 7'2" x 7'8"

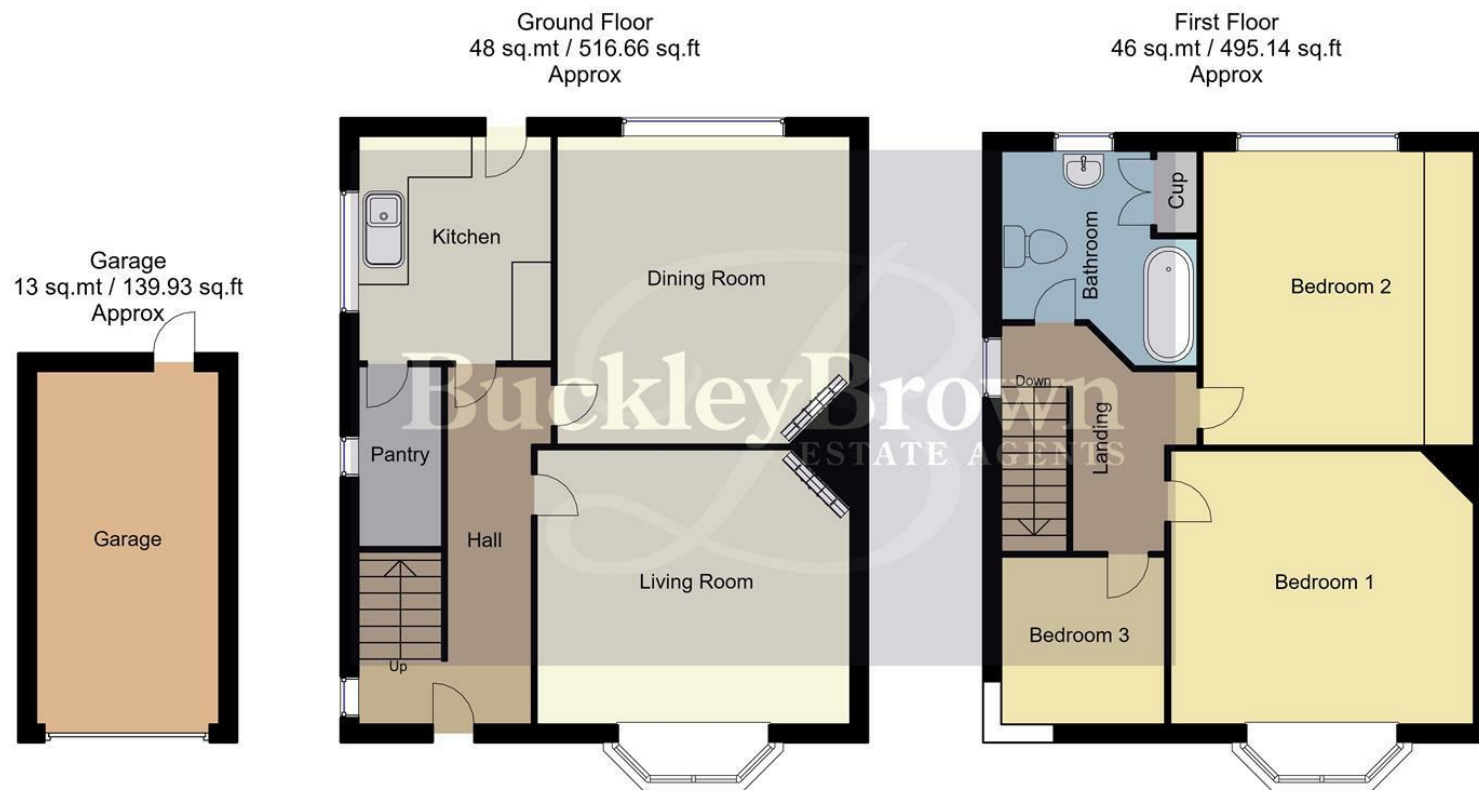
Including a three-piece suite. With window to rear elevation.

Outside

To the rear hosts an enclosed garden with a lawn and patio seating area. The front of the property offers a garage and a driveway.







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		82	
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G		68	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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