



£130,000 Freehold

22 MANSFIELD ROAD | WARSOP | MANSFIELD | NG20 0EG

**BuckleyBrown**  
ESTATE AGENTS



AN EXCEPTIONAL FIND! This charming three-bedroom end-terraced home is a fantastic opportunity for those looking to create their ideal living space. With a generously sized layout and plenty of potential, you'll be able to make this property your own. The established front and rear gardens further enhance its appeal, offering a lovely outdoor space to enjoy.

Upon entering, you'll be greeted by a bright and spacious living room, filled with natural light and offering plenty of room for comfortable furnishings. The adjacent dining room provides a versatile space, ideal for entertaining guests or family gatherings. The kitchen is fitted with a range of neutral cabinetry and countertops, offering ample room for meal preparation and all your kitchen appliances.

The first floor is home to two well-sized bedrooms, both flexible in their use and perfect for creating a space that suits your needs. A family bathroom with a classic three-piece suite and full-height tiling completes this level.

The second floor features a wonderful master bedroom, providing a peaceful retreat to relax and unwind.

The property is set back from the road, with a pleasant front lawn and a pathway leading to the front entrance. To the rear, you'll find off-street parking and a garden that is mainly laid to lawn, offering great potential for outdoor living.

Could this be your next home? Call our team today to arrange a viewing!





### Lounge

With window to front elevation, herringbone pattern laminate flooring and central heating radiator.

### Dining Room

With window to rear elevation, herringbone patterned laminate flooring, central heating radiator, access to storage cupboard and stairs to first floor.

### Kitchen

Complete with a range of wall and base units, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge freezer, integrated over with hob and extractor hood over, window to side elevation, tiled flooring and door to rear.

### First Floor Landing

Giving access to;

### Bedroom Two

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

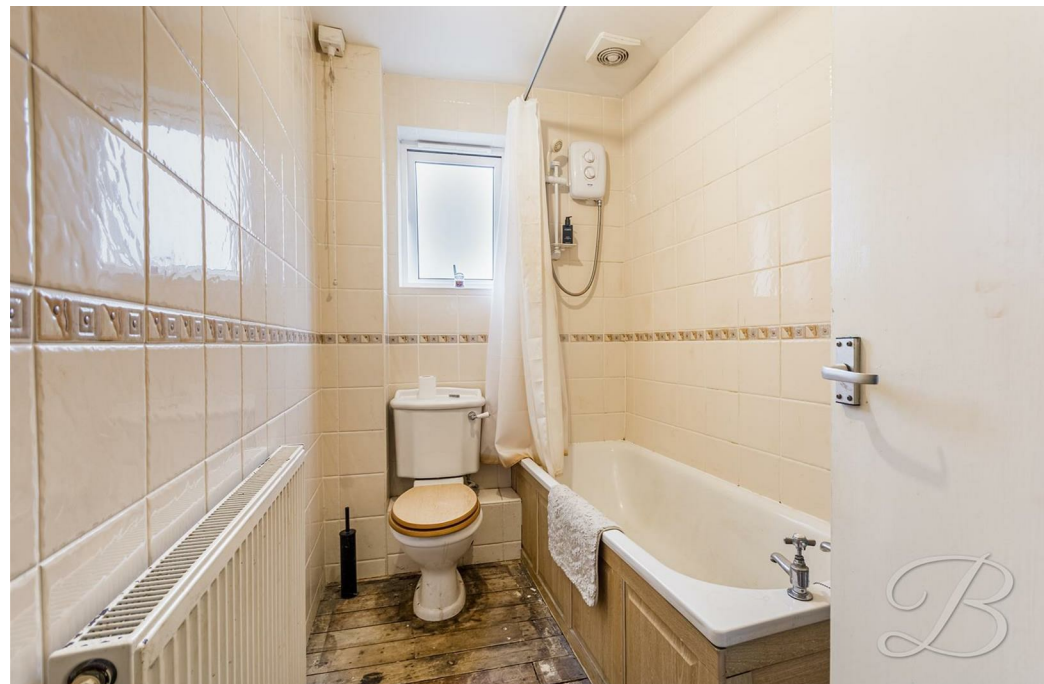
### Bedroom Three

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

### Bathroom

Complete with a three piece suite comprising of panelled bath with electric shower over, low flush w.c, pedestal wash hand basin, central heating radiator, full tiled walls, extractor fan and window to rear elevation.

### Second floor



### Master Bedroom

With laminate flooring, window to front elevation and central heating radiator.

### Outside

To the front of the property there is a well maintained lawn and path leading to the front door. To the rear of the property you will find a drive way providing off street parking and access to the rear garden which is mostly laid to lawn with fenced borders.









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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>49</b>	<b>49</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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