



£110,000 Freehold

4 FLINTHAM COURT | | MANSFIELD | NG18 4NB

**BuckleyBrown**  
ESTATE AGENTS



PUT YOUR STAMP ON IT!... Presenting a spacious end of terrace house, currently on the market for sale. This property provides a unique opportunity for both first-time buyers and investors, owing to its potential and strategic location.

The house, although in need of renovation, offers a solid base for those willing to put their personal stamp on their new home. It comprises three commodious bedrooms and one bathroom, providing ample space for a family. The property also boasts a single, generously proportioned reception room, perfect for both relaxing and entertaining guests. The kitchen presents an opportunity for the new owners to design a kitchen that suits their culinary needs and aesthetic preferences.

One of the major selling points of this property is its advantageous location. It is situated in close proximity to local schools, making it an ideal choice for families. The local amenities are just a stone's throw away, ensuring that daily essentials are within easy reach. Moreover, the presence of green spaces nearby offers opportunities for leisurely walks and outdoor activities, contributing to a balanced lifestyle.

In summary, this end of terrace house, with its potential for personalisation and its convenient location, represents a compelling investment opportunity. We invite all interested parties to come and envision the possibilities that this property holds.

Call today to view!



## Hall

There is a useful storage cupboard, and stairs rising to the first floor. Provides access into;

## Kitchen 11'10" x 12'6"

Fitted with a range of units. With a window to the front elevation and a central heating radiator.

## Living Room 11'10" x 13'0"

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

## Downstairs WC

Fitted with a low level WC and hand wash basin. With an opaque window to the front elevation.

## Landing

With a useful storage cupboard. Doors provide access into;

## Bedroom One 9'6" x 12'11"

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

## Bedroom Two 8'11" x 12'6"

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

## Bedroom Three 7'10" x 8'1"

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

## Bathroom 5'9" x 8'7"

Fitted with a low level WC, panelled bath, and hand wash basin. With an opaque window to the front elevation.

## Outside

The property comes with both front and rear garden spaces which are mainly laid to lawn.



**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>                            |  | <b>61</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 |           |



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