



Offers In The Region Of £135,000

KING STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AU

**BuckleyBrown**  
ESTATE AGENTS



CONVENIENT & COMFORTING!.. We welcome you to this three bedroom semi-detached house positioned in the popular area of Mansfield Woodhouse. This property benefits from a well thought through layout and would be the perfect investment project. Let's take a look inside...

Upon entry, you will be welcomed to the lovely living room which hosts ample space for all your desired furnishings. Moving through to the dining room where you will be greeted by a spacious open plan area to enjoy sit down meals and entertaining. Conveniently the kitchen is positioned just off from here and comes complete with an array of matching cabinets. Additionally, you will find a handy downstairs WC.

Upstairs you will be greeted with three generous sized bedrooms, all of which offer a great space to add your own stamp. Just off the landing you will find a three piece suite with an overhead shower for added convenience.

Heading outside, you will find a private low maintenance lawn area with a decked seating area and fence/hedge surrounding offering a degree of privacy. This property is a blank canvas and it the perfect home for those looking for a renovation project. If this is the one for you, don't miss out! Call today to book a viewing!





#### Hall

Accessible from the side elevation of the property and further access to;

#### Living Room 11'6" x 11'8"

Spacious room fitted with a cupboard, feature fireplace and a bay front window allowing a wealth of natural daylight to flow through.

#### Dining Room 12'2" x 11'6"

Open plan area with space for all your desired furnishings with dual aspect windows to the side and rear elevation.

#### Kitchen 6'11" x 14'3"

Complete with a range of matching traditional cabinets, an inset sink and drainer, integrated appliances and a window to the side elevation. Access to a handy WC.

#### WC

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

#### Landing

With leading access into;

#### Bedroom One 11'8" x 15'3"

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

#### Bedroom Two 7'1" x 14'3"

With carpeted flooring, central heating radiator, built in cupboard and a window to the rear elevation.

#### Bedroom Three 5'2" x 8'7"

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



#### Bathroom 6'8" x 8'7"

Three piece suite including a hand wash basin, low flush WC and a corner bath with an overhead shower. Window to the rear elevation.

#### Outside

Low maintenance frontage with access down the side of the house. To the rear of the property you will find an extensive garden which is mainly laid to lawn, decked seating area and both hedge and fence surround allowing for a degree of privacy.







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>78</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>29</b>	<b>78</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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