



Offers Over £185,000

HIGHFIELD AVENUE | LANGWITH JUNCTION | MANSFIELD | NG20 9AU

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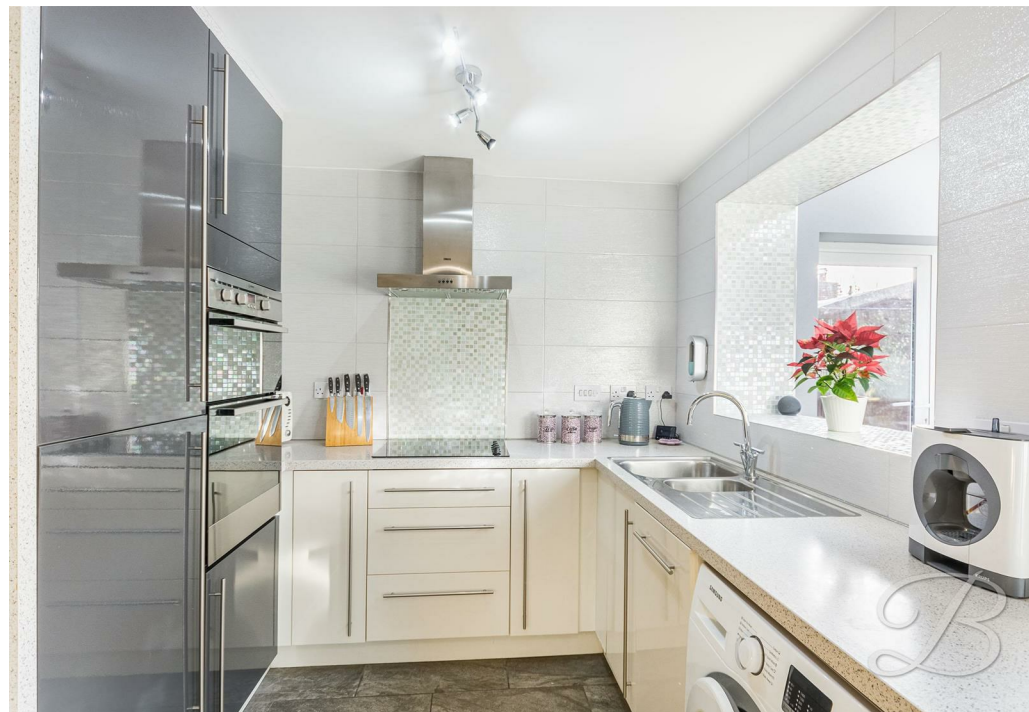
HOMELY & CONVENIENT!!!!.This two bedroom semi-detached home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this property is perfect for first time buyers. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts incredible accommodation with neutral decor throughout, creating a blank canvas to make it your own. Starting with the living room which boasts ample room for all your furnishings to enjoy a cosy night in front of the tv. Moving through to the kitchen which is complete with all essential appliances, making it easy to cook delicious meals. Flowing through from here is a light and airy garden room complemented by velux windows and an external door giving access to the garden. This space is wonderful for entertaining all year round! Finally, the ground floor provides access to a handy downstairs w.c.

The first floor hosts two bedrooms, both of which have been well cared for with built in wardrobes and offer plenty of versatility to add your own stamp. The master also has the hidden luxury of its very own en suite facility. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The rear garden is generous and enclosed, with a spacious patio seating area, bark area and fence surround. Perfect for inviting family and friends round to enjoy the sunny months together with a BBQ. To the front of the property is a private driveway, allowing space for ample off-road parking.

Call our team today to arrange a viewing before it's too late!





Living Room 10'1" x 13'5"

Spacious room with a box window to the front elevation.

Kitchen 6'8" x 13'3"

Open plan layout complete with a range of matching cabinets, inset sink and drainer, integrated appliances and space for additional appliances such as a fridge/freezer. Opening to the garden room.

Garden Room 8'7" x 12'7"

Light and airy room with velux windows, windows to the rear and side along with an external door to the side elevation.

WC

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

Landing

With leading access into;

Bedroom One 10'9" x 11'1"

Laminate flooring, central heating radiator, built in wardrobes and access to a private en suite. Window to the rear elevation.

En Suite 4'11" x 6'0"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Two 8'5" x 11'1"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bathroom 6'0" x 6'2"

Three piece suite comprising of a hand wash basin, low flush wC and a bath. Window to the side elevation.



Outside

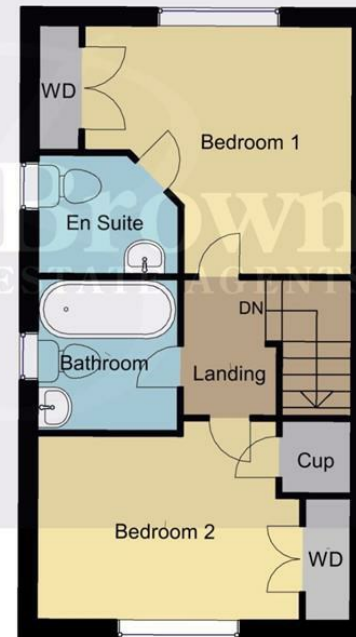
Decorative shrubs to the front along with a pathway leading to the front door and a private driveway to the side. To the rear you will find an enclosed bark area with a patio seating area and fence surround.



Ground Floor
44sq.m/472.07sq.ft
Approx.



First Floor
32sq.m/348.68sq.ft
Approx.



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		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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