



Guide Price £220,000

JENFORD STREET | | MANSFIELD | NG18 5QX

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £220,000 - £230,000 ** A GREAT OPPORTUNITY!...** Welcoming to the market this detached house, located in the sought-after area of Mansfield, only a short distance from local shops and amenities. Offering a wonderful internal layout with ample space and a vast amount of potential to really create something special after touch of modernisation. Let's take a look inside...

The ground floor presents you with two reception rooms, both offering a bright and airy space with flexibility to make them whatever you desire. The living room is fitted with a warm and cosy log burner fireplace whilst the sitting room is complemented by patio doors opening to the rear garden. In addition, there is a kitchen which, though in need of modernisation, has the potential to become your dream kitchen!

The property boasts three bedrooms, offering ample space for a growing family or for setting up a home office. The bathroom is found just off the landing and provides a three piece suite.

Externally, you will find a generous private driveway and a garage and garage allowing for off road parking. There is a well established garden to the rear which is laid with an artificial lawn and a paved seating area.

Overall, this property requires refurbishment, whilst providing you with an excellent opportunity to add value and personalise the home to your exact specifications.

Call our team to today to arrange a viewing!





Hall

With access to;

Living Room 11'3" x 17'11"

Spacious room fitted with a log burner fireplace, bay front window and sliding doors leading into the sitting room and kitchen.

Sitting Room 11'3" x 8'5"

Light and airy room with dual aspect windows to the side and rear elevations along with patio doors opening to the rear garden.

Kitchen 5'5" x 16'11"

Complete with a range of matching cabinets, inset sink and drainer and integrated appliances. Access to a cupboard under the stairs and a window to the rear.

Landing

Window to the side elevation and further access to;

Bedroom One 10'7" x 9'7"

Carpeted flooring, central heating radiator and a bay window to the front elevation.

Bedroom Two 10'7" x 7'11"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Three 6'3" x 6'5"

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

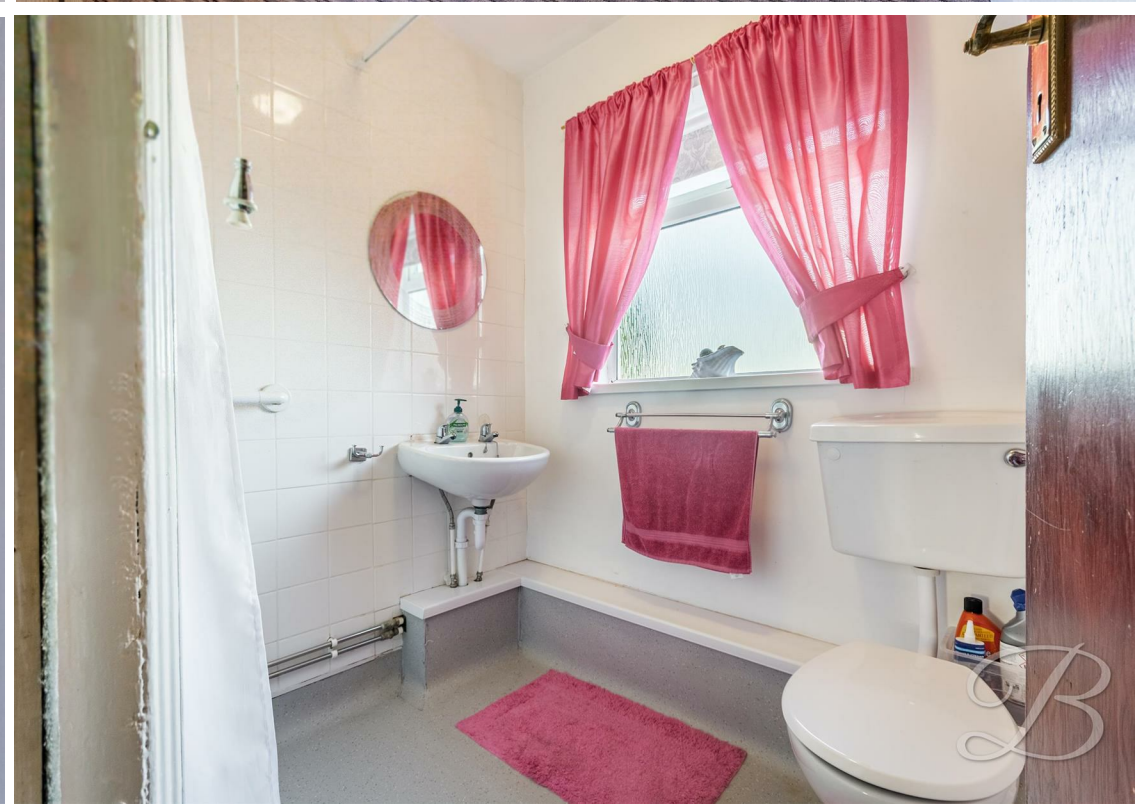
Bathroom

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

Outside



Low maintenance frontage with a private driveway and garage. The rear garden is on three levels with both paved and artificial lawn areas.



Ground Floor
44 sq.m/476.09 sq.ft
Approx.



First Floor
30 sq.m/323.22 sq.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.
CC Ltd ©2018

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

JENFORD
STREET | | MANSFIELD |
NG18 5QX



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS