



Offers In The Region Of £220,000

WILLOW AVENUE | FOREST TOWN | MANSFIELD | NG19 0NY

BuckleyBrown
ESTATE AGENTS

A GREAT INVESTMENT!.. We welcome you to this excellent three bedroom bungalow positioned in the quiet area of Forest Town. This property offers a well-planned layout and would make the perfect home for first time buyers or investor landlords looking to extend their portfolio. Let's head inside...

The ground floor boasts a spacious lounge with plenty of space for all of your homely furnishings, although this could do with some modernisation it has stacks of potential with room for a dining table and chairs too! Through to the kitchen which comes complete with a range of units and cabinetry, an inset sink, an integrated oven and not to mention the space for additional appliances.

From the second hallway, you'll discover three bedrooms, offering a great deal of space and flexibility to add your own stamp. The bathroom hosts a hand wash basin, low flush WC, a bath tub with a shower above. This property has been well loved and would make the perfect project!

Heading outside, you will find an enclosed garden to the rear with a private well-maintained lawn and a patio seating area which is perfect for inviting guests over in the summer months, towards the front you will be greeted with a large driveway for multiple cars! Call today to arrange a viewing.





Entrance Hall

With carpeted flooring, central heating radiator and a built in storage cupboard. Doors provide access into;

Kitchen 11'11" x 7'10"

Complete with a range of matching cabinets with ample worktop space, with an inset sink and drainer. The kitchen allows space for your appliances, as well as having an integrated eye level oven. Windows to front and side elevation.

Living Room 22'0" x 9'10".206'8"

With carpeted flooring, a feature fireplace and a window to side elevation. Ample space to utilise to your needs. This room also has space for a dining table and chairs.

Hall

Providing further access into;

Bedroom One 15'11" x 8'0"

With carpeted flooring, built in wardrobes and a window to side elevation.

Bedroom Two 7'0" x 10'4"

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

Bedroom Three 11'1" x 8'1"

With carpeted flooring, built in wardrobes and a window to front elevation.

Bathroom

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

Outside

To the front of the property you will find laid lawn, providing a great kerb appeal, as well as a driveway, creating ample off-road parking. To the rear of the property you find a well maintained garden with a



patio seating area and a raised laid lawn area. The garden also has the benefit of a garage providing extra parking or handy storage.



Ground Floor
78 sq.m/836.43 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.
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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		87
(81-91) B		
(69-80) C	70	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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