



Offers Over £300,000 Freehold

33 MAVIS AVENUE | | RAVENSHEAD | NG15 9EB

**BuckleyBrown**  
ESTATE AGENTS

ONE TO MAKE YOUR OWN!... Presenting a rare opportunity to purchase a delightful detached dormer-bungalow in need of renovation, this property is ripe for investors or those looking to put their own stamp on a home. It boasts four bedrooms, one bathroom, a kitchen, and a generously sized reception room, offering ample space for families or couples.

Entering the property, you are greeted by a spacious entrance hall which leads nicely into the spacious lounge/diner. Just off from here you will find the kitchen, which is fitted with a range of wall and base units.

The property benefits from having four bedrooms, two of which are on the ground floor. The first is a single bedroom, perfectly suited for a home office or guest room. The second is a spacious double bedroom featuring built-in wardrobes. The two further bedrooms are located on the first floor, with one boasting eaves storage and the other a generous double with built-in wardrobes.

The bathroom is conveniently located on the ground floor and is set up as a functional shower room.

Externally, the property features a double garage and a driveway, allowing for ample off-street parking, making it ideal for those with multiple vehicles. The garden offers a degree of privacy, being surrounded by trees, waiting for green-fingered buyers to make it their own.

Located in the sought after location of Ravenshead, an area with strong public transport links, excellent schools, local amenities, and nearby parks, this bungalow is also part of a strong local community. This property is a must-see for families, couples, and investors alike.

Call today to view!



### Entrance Porch

A door provides access into the hall.

### Hall

There is an opening into the second part of the hall, with stairs rising to the first floor. With a useful storage cupboard, central heating radiator, and patio doors which provide access onto the rear garden. Doors provide access into;

### Kitchen

Fitted with a range of wall and base units with sink and drainer set into work surface. Integrated appliances include an eye-level double oven and an electric hob. With a window to the front elevation and a useful storage cupboard.

### Lounge/Diner

With a window to the front elevation, feature fireplace, two central heating radiators and patio doors which provide access outside.

### Bedroom One

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

### Bedroom Four

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

### First Floor Landing

With eaves storage. Doors provide access into;

### Bedroom Two

With a window to the side elevation, central heating radiator and fitted wardrobes.

### Bedroom Three

With a window to the side elevation, eaves storage, and a central heating radiator.

### Outside

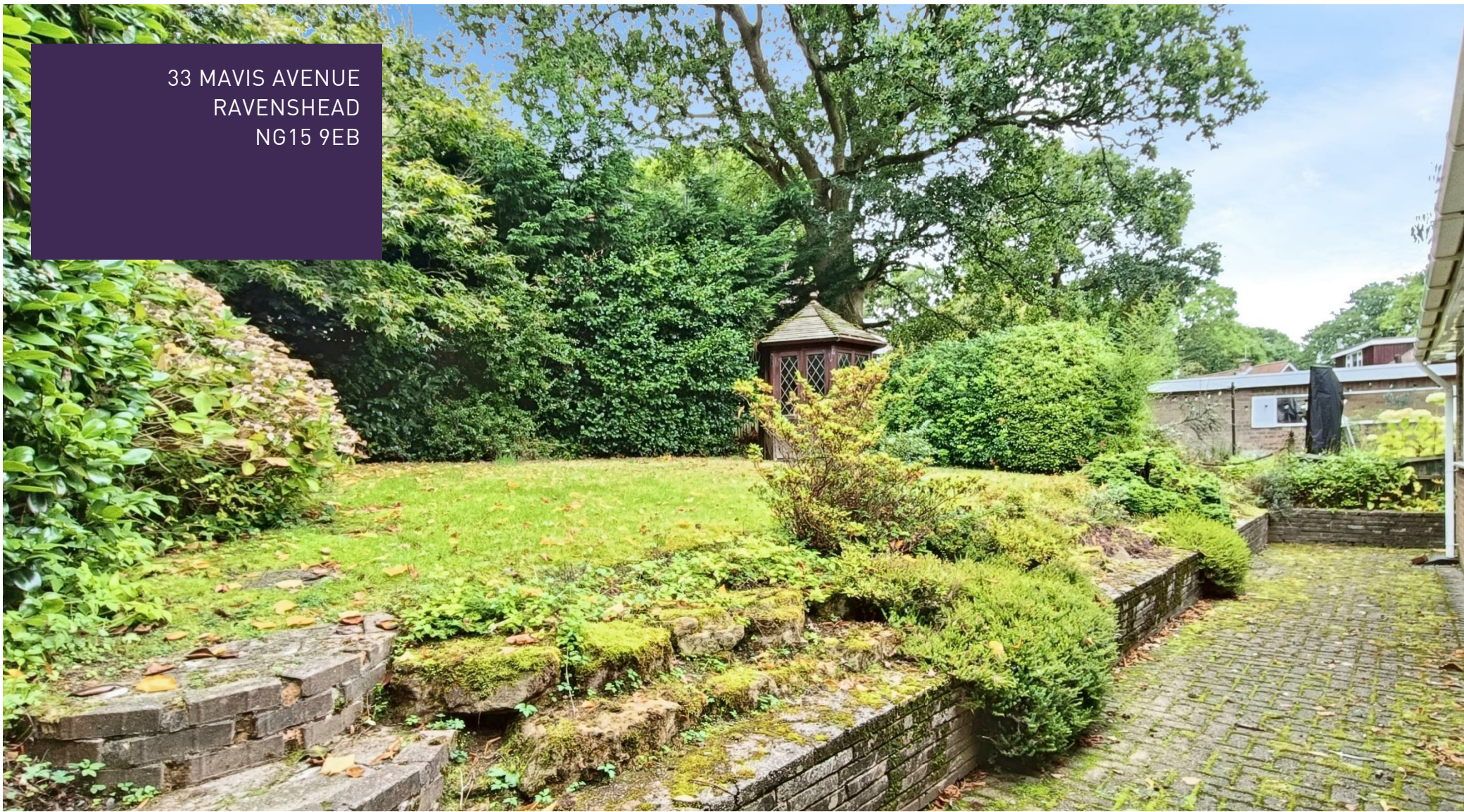
There is a driveway which in turn provides access to the double garage, allowing for off-street parking. There is a front lawn, and a rear garden which offers a good degree of privacy.



**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>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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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