



Offers Over £160,000

RUFFORD AVENUE | RAINWORTH | MANSFIELD | NG21 0LF

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ESTATE AGENTS



## CONVENIENCE ON YOUR DOORSTEP!...

This three-bedroom end terrace property, located in the convenient and sought-after area of Rainworth, Mansfield, offering a well thought through interior that would make a fantastic family home for first time buyers or couples. Let's take a look at what's on offer...

The ground floor presents you with a spacious living area which further provides ample space for your desired furnishings. This room also benefits from access to a handy downstairs shower room! Moving through to the kitchen you will find a well equipped space with all essential appliances and additional space for dining furniture.

Upstairs, you'll find three well-sized bedrooms, offering plenty of room to add your own stamp. Just off the landing you will find a bathroom right beside a separate WC for added convenience.

The garden boasts both lawn and gravelled areas, great for enjoying the summer months with fence surround - ensuring a safe and enclosed environment. Not to mention there is a driveway allowing for off road parking.

Don't miss out – call today to schedule a viewing!





#### Porch

With access to;

#### Living Room 14'6" x 12'6"

Spacious reception room with a window to the front elevation. Access to a handy downstairs shower room.

#### Shower Room

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

#### Kitchen 12'9" x 11'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. space for dining furniture with access to an inner hallway.

#### Inner Hallway

With access upstairs along with an external door to the rear garden.

#### Bedroom One 12'5" x 10'9"

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

#### Bedroom Two 11'11" x 10'9"

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

#### Bedroom Three 12'4" x 7'4"

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

#### Bathroom 9'6" x 4'4"

Fitted with a hand wash basin, bath and a window to the rear elevation.

#### WC 6'5" x 2'9"

Fitted with a low flush WC.

#### Outside

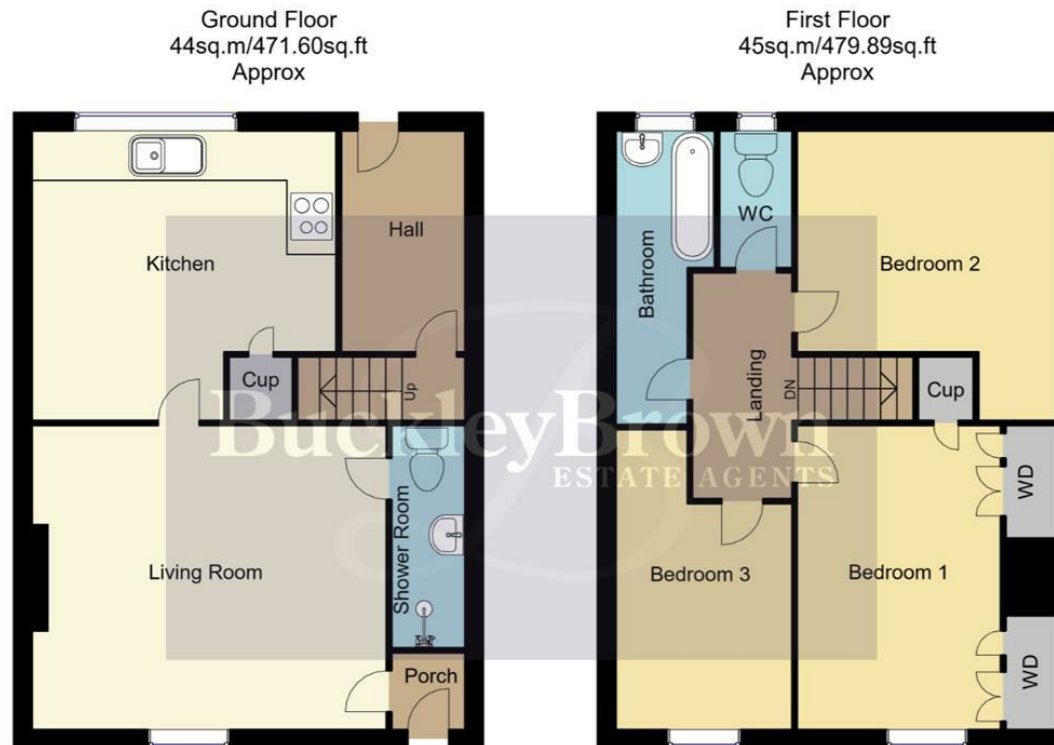


Low maintenance frontage with a pathway leading up to the front door. To the rear you will find an enclosed garden which is mainly laid to lawn with a shed and fence surround. Also space for off road parking.









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. Specially 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>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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