



Offers Over £110,000 Freehold

11 THIRD AVENUE | FOREST TOWN | MANSFIELD | NG19 0BQ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

A fantastic opportunity to purchase this three-bedroom terraced property, ideally located in the popular area of Forest Town, close to a range of local amenities and transport links. Being sold with a tenant in situ, this is an ideal investment opportunity for landlords looking to expand their portfolio. Lets take a look inside...

Upon entering the property, you're welcomed into a bright and spacious living room, perfect for relaxing or entertaining guests. Towards the rear, the home opens into an open-plan kitchen and dining area, creating a sociable hub for family meals and everyday living. The kitchen is fitted with a range of base and wall units, with ample space for appliances and dining furniture.

Upstairs, the property boasts three generously sized bedrooms, all of which offer ample space. The main bathroom is fitted with a modern three-piece suite, including a bathtub with shower over, wash basin, and WC.

Externally, the front of the property enjoys a lawn area and a pathway leading to the front door. To the rear, the garden has been designed for low maintenance, featuring a fully paved patio area—ideal for outdoor seating, entertaining, or can be utilised as additional off-road parking via rear access.

Call today to arrange a viewing!!!





Entrance Hall

Surrounding doors provide access into;

Living Room 11'0" x 15'5"

With carpeted flooring, feature fireplace and a window to the front elevation.

Kitchen/Dining Room 13'1" x 19'2"

Complete with a matching range of cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. This room doubles as a dining room with ample space for dining furniture. With Windows and a door to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom one 9'4" x 14'3"

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

Bedroom Two 9'11" x 11'3"

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

Bedroom Three 7'11" x 10'11"

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

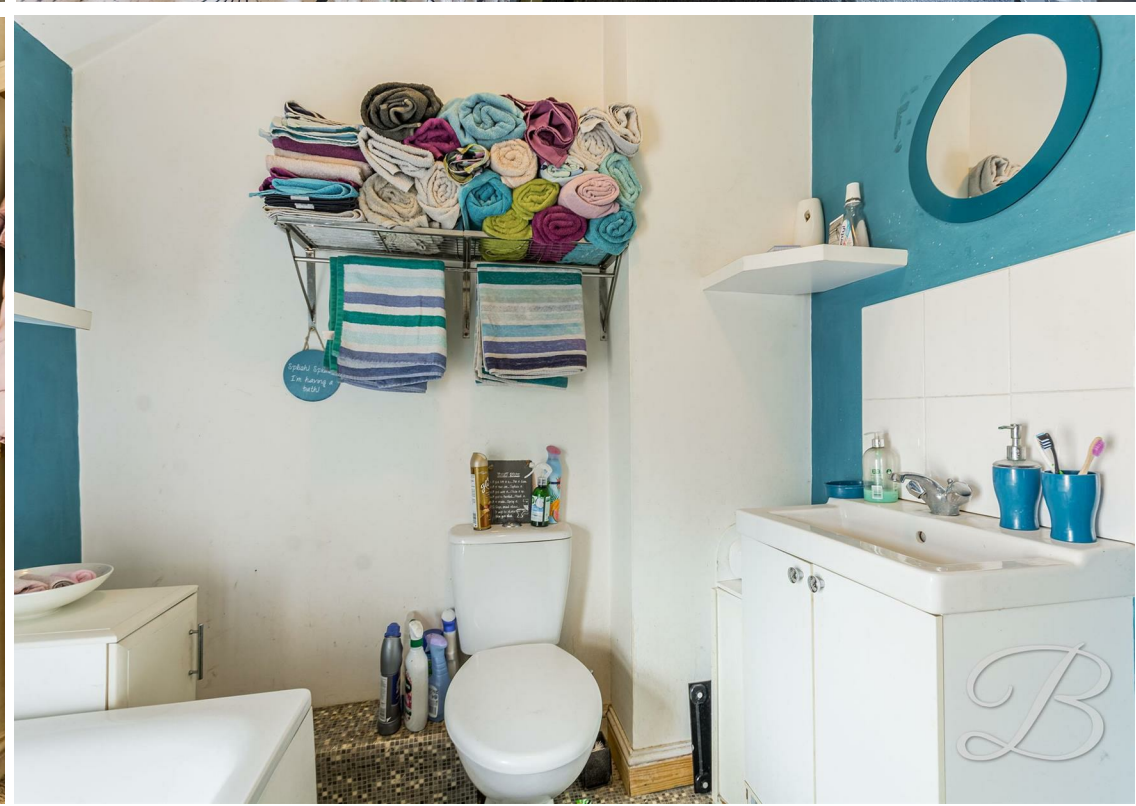
Bathroom 6'9" x 7'3"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

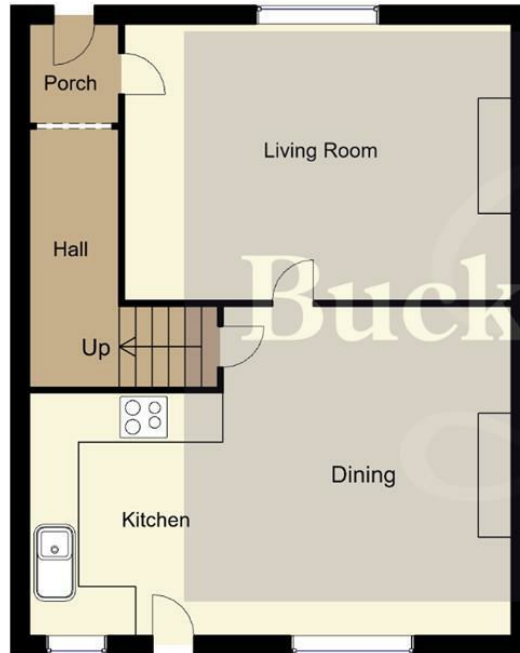
Outside



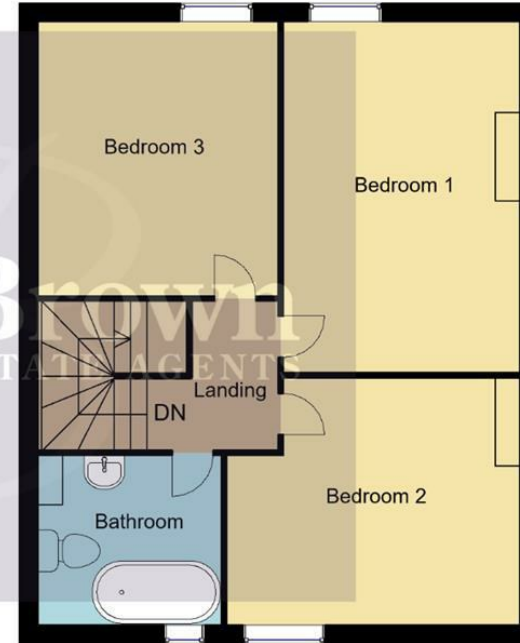
The front of the property features a lawn with a pathway leading to the front door. To the rear, the garden is designed for low maintenance with a paved patio area that provides versatile use—ideal for outdoor seating or can be utilised as vehicle parking if needed.



Ground Floor
49 Sq.m/ 15.32.16 Sq.ft
Approx



First Floor
49 Sq.m/ 525.39 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		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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