



Offers In The Region Of £187,000

9 CENTRAL AVENUE | | MANSFIELD | NG18 2RD

**BuckleyBrown**  
ESTATE AGENTS



## HOME SWEET HOME!

beautifully presented and full of charm, this three-bedroom semi-detached property in Mansfield is ideal for investors to grow their portfolio as this property will be sold tenant in situ.

Step inside and you'll be welcomed into a warm and inviting entrance hallway. The first room to draw your attention is the bright and airy lounge, tastefully styled and featuring a stunning fireplace that creates a cosy focal point. French doors open out to the rear garden, allowing plenty of natural light to pour in and offering seamless indoor-outdoor living.

Just across the hall is the kitchen, complete with classic shaker-style units, a complementary worktop, and a layout that's both stylish and functional. The ground floor also includes a handy WC and a storage cupboard to keep things tidy and organised.

Upstairs, you'll find three generously sized bedrooms, all thoughtfully decorated, along with a sleek, fully tiled family bathroom.

Outside, the rear garden is sure to impress with its spacious lawn and patio area—perfect for entertaining or simply enjoying sunny days with the family. At the front, a gravelled driveway provides convenient off-road parking.

Ready to make this house your home? Call today to arrange your viewing!





#### Hall

Laminate flooring hallway with access into the living room.

#### Living Room 13'0" x 15'8"

Carpeted living room with central heating radiator, feature fireplace, room for a small dining table and chairs. Patio doors to the rear elevation and a window to the front elevation.

#### Kitchen 8'0" x 15'8"

Matching cabinets with wooden worktops above, laminate flooring, integrated appliances along with space for more, tiled splash back, an inset sink, a small breakfast bar and windows to the front and rear elevation along with a patio door to the back porch.

#### WC 2'11" x 6'3"

Low flush WC with hand wash basin.

#### Landing

Landing with access to all first floor rooms.

#### Bedroom One 10'5" x 15'6"

Spacious master bedroom with carpeted flooring, central heating radiator and window to the front elevation.

#### Bedroom Two 8'3" x 12'3"

Spacious bedroom with carpeted flooring, central heating radiator and window to the front elevation.

#### Bedroom Three 7'0" x 8'10"

Versatile bedroom with carpeted flooring, central heating radiator and window to the rear elevation.



#### Bathroom 4'2" x 10'9"

Three piece suite with bath, low flush WC and hand wash basin.

#### Outside

Outside, the rear garden is sure to impress with its spacious lawn and patio area—perfect for entertaining or simply enjoying sunny days with the family. At the front, a gravelled driveway provides convenient off-road parking.







Ground Floor  
47 Sq.m/ 505.17 Sq.ft  
Approx



First Floor  
44 Sq.m/ 468.36 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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