



£130,000 Freehold

44 FARNDON WAY | | MANSFIELD | NG19 6SR

**BuckleyBrown**  
ESTATE AGENTS



£1,000 contribution towards legal fees from this seller when using an approved recommended solicitor.

A GREAT PROPERTY!.. We welcome you to this excellent three bedroom semi detached property positioned in the sought after area of Mansfield. 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. Through to the kitchen which comes complete with a range of units and cabinetry, an inset sink and space for appliances. Finishing the ground floor you will find a handy utility room with space for a washer/dryer.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, From the landing, you'll discover three bedrooms, all offering a great deal of space and flexibility to add your own stamp. The bathroom hosts a perfect space for a three piece suite. This property has been well loved and would make the perfect move-in ready home!

Heading outside, you will find an enclosed garden to the rear with a lawn area. To the front there is a gravelled driveway with space for multiple cars. Call today to arrange a viewing.

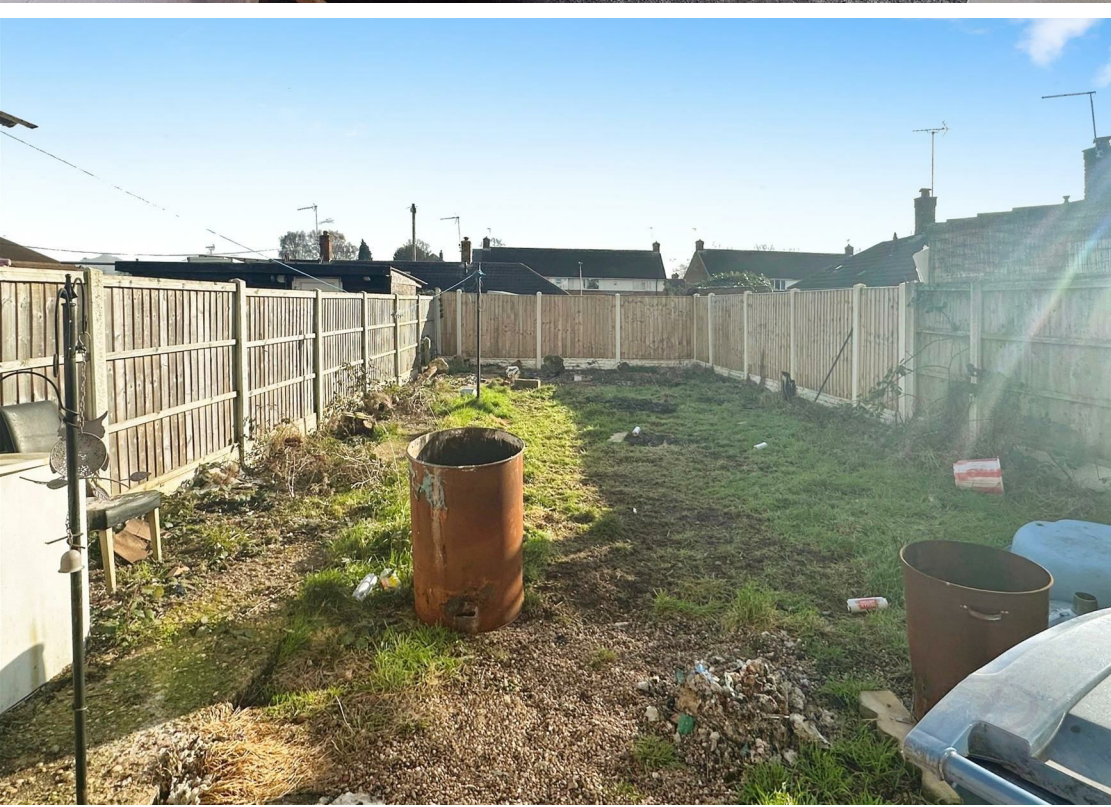




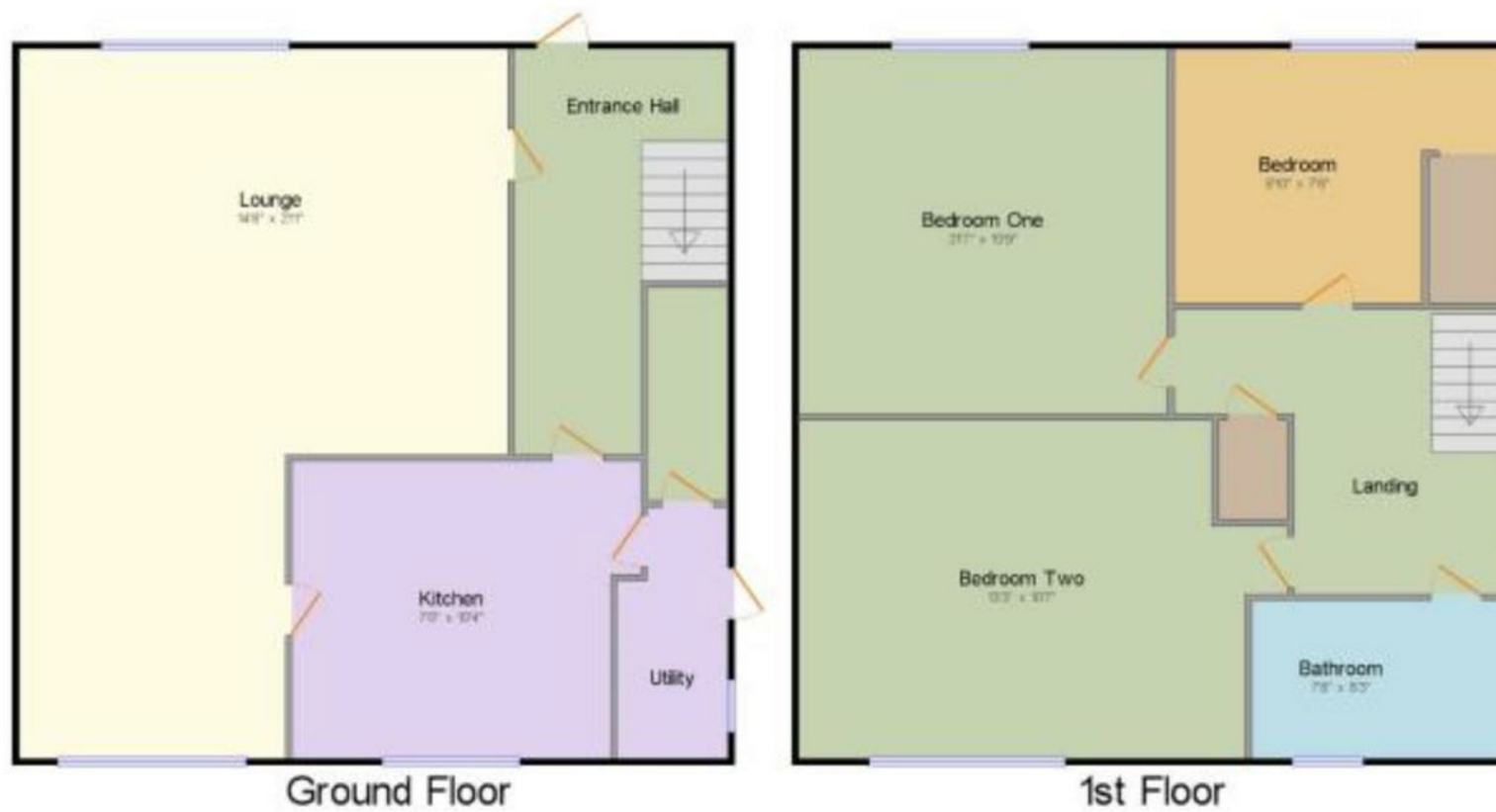


Agent Note  
All Services/Appliances have not and will  
not be tested'









**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>82</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>34</b>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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