



£85,000 Freehold

19 PARK AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8NA

**BuckleyBrown**  
ESTATE AGENTS



**IDEAL INVESTMENT PROJECT...** This spacious property in Mansfield Woodhouse offers a fantastic renovation opportunity for investors or buyers looking to add value. Three bedrooms over three floors with a spacious rear garden on offer.

The ground floor comprises a living room, dining room, kitchen, and WC, while the first floor includes two bedrooms and a family bathroom. The top floor features a room in the roof with great potential to be fully converted. Although the property requires complete refurbishment throughout, having been previously tenanted, it offers excellent potential to create a modern and comfortable family home.

There is on-street parking to the front and a spacious garden to the rear, making this an ideal project for those looking to invest in a well-located home with strong future value.



#### Living Room 13'9" x 10'10"

Reception room with a window to the front elevation.

#### Dining Room 13'9" x 13'1"

Versatile room with a storage cupboard under the stairs and a window to the rear.

#### Kitchen 9'1" x 11'9"

Complete with a range of cabinets, inset sink with drainer, integrated appliances and a window to the side.

#### WC 6'0" x 2'10"

Low flush WC.

#### Landing

Landing leading to first floor rooms.

#### Bedroom Two 15'7" x 10'11"

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

#### Bedroom Three 9'5" x 10'1"

Spacious bedroom with central heating radiator and window to the rear elevation.

#### Bathroom 5'8" x 10'1"

Three piece suite with hand wash basin, low flush WC and bath with shower over. built in cupboard.

#### Room in roof/Bedroom One

Spacious room in roof, potential to be a third bedroom. Velux window to the roof.

#### Outside

On street parking to the front elevation.  
Spacious garden with lots of potential to the rear.





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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	73
(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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