



Offers Over £120,000 Freehold

64 SOUTH AVENUE | RAINWORTH | MANSFIELD | NG21 0JH

**BuckleyBrown**  
ESTATE AGENTS



## A GREAT OPPORTUNITY!...

Welcome to this three-bedroom semi-detached home, ideally located in the popular village of Rainworth. With local amenities, schools, green spaces, and excellent transport links all nearby, this property offers both convenience and potential — a great choice for first-time buyers, families, or investors.

Upon entry, you are welcomed into a cosy living room, complete with a charming feature fireplace that creates a warm focal point for the space. To the rear, you'll find a practical kitchen with room for everyday cooking and dining. From here, a rear porch provides access to a downstairs WC, a useful storage cupboard, and a door leading out to the garden.

Upstairs, the property offers three bedrooms. The master bedroom benefits from a fitted wardrobe, making clever use of the space, while the remaining bedrooms provide flexibility for family use, guests, or a home office. A family bathroom completes the first floor.

Outside, the front of the property enjoys a laid lawn and pathway leading to the entrance, giving it a neat and welcoming appearance. To the rear, the low-maintenance garden is fully enclosed with surrounding fences, offering a private outdoor space.

Call today to arrange a viewing!!!





#### Living Room 12'5" x 14'2"

With carpeted flooring, feature fireplace, built in storage cupboard and a window to the front elevation.

#### Kitchen 9'10" x 10'7"

Complete with a range of matching wooden cabinetry and worktop surfaces. It features an inset sink and drainer, and space for appliances. With a window to the rear elevation and access into the porch.

#### Porch

With a built in storage cupboard, access into the WC and a door to the rear elevation.

#### WC 2'8" x 4'6"

Complete with a low flush WC.

#### Bedroom One 9'5" x 12'1"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

#### Bedroom Two 9'3" x 10'7"

With carpeted flooring and a window to the rear elevation.

#### Bedroom Three 7'8" x 8'5"

With carpeted flooring and a window to the rear elevation.

#### Bathroom 4'6" x 5'8"

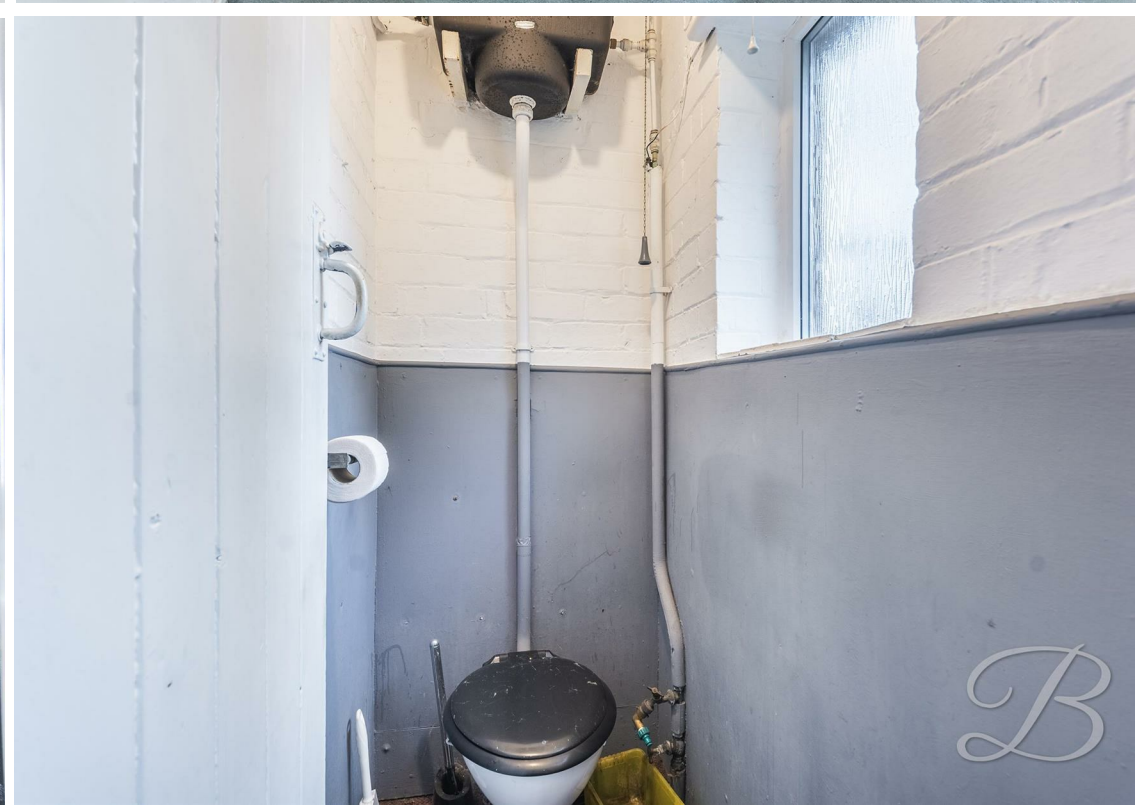
Complete with a bath and hand wash basin. With a window to the side elevation.

#### Outside

The front of the property benefits from a laid lawn and pathway leading to the front door. Low maintenance rear garden with surrounding fences.







Ground Floor  
44 Sq.m/ 476.41 Sq.ft  
Approx



First Floor  
39 Sq.m/ 423.91 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>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

75

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MANSFIELD  
NG21 0JH



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