



£115,000 Freehold

1 GROVE COTTAGES | PLEASLEY | MANSFIELD | NG19 7SJ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY...In the charming area of Grove Cottages in Pleasley, Mansfield, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. With its inviting façade and a sense of community, this property is perfect for first-time buyers or small families looking to settle in a peaceful neighbourhood.

Upon entering the house, you are greeted by a well-proportioned reception room that serves as the heart of the home. This space is designed for both relaxation and entertaining, offering a warm and welcoming atmosphere. The ground floor also features a thoughtfully designed kitchen, which is currently in the final stages of renovation, as well as a convenient shower room also nearing completion. Together, these refreshed spaces ensure the home will soon offer modern appliances, stylish finishes, and added practicality, making it a joy to cook, refresh, and gather with loved ones.

Venturing upstairs, you will find two comfortable bedrooms, each offering a serene retreat for rest and relaxation. The layout is practical, with ample natural light flooding through the windows, creating a bright and airy feel.

Outside, the property boasts a charming garden space both at the front and rear. The front garden provides a pleasant welcome, while the rear garden offers a private outdoor area, perfect for enjoying the fresh air or hosting summer barbecues. With the renovations nearing completion, this house is poised to become a wonderful home, blending modern comforts with the character of a traditional terraced property. Don't miss the chance to make this lovely house your own in the heart of Pleasley.





Living Room 10'7" x 11'3"

laminate flooring living room with central heating radiator, built in cupboard, window to the front and side elevation.

Kitchen/Dining Room 10'7" x 14'9"

Matching cabinet's, with ample worktop space, new integrated appliances and space for more, an inset sink and windows to the rear and side elevation.

Hall

Hallway with access from the outside.

Shower Room 5'7" x 9'1"

Shower room in progress with high pressure shower head, marble tiling and a low flush WC and a window to the side exterior.



Bedroom One 10'8" x 11'7"

Carpeted flooring, central heating radiator and window to the rear elevation.

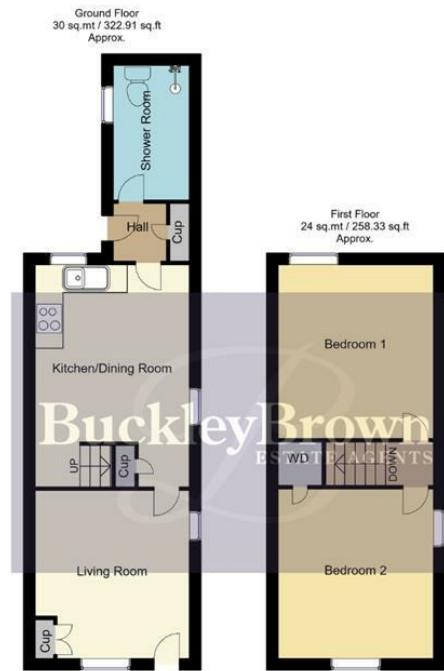
Bedroom Two 10'8" x 14'7"

Carpeted flooring, central heating radiator and window to the front and side elevation.

Outside

Generous space to the front and rear elevation.





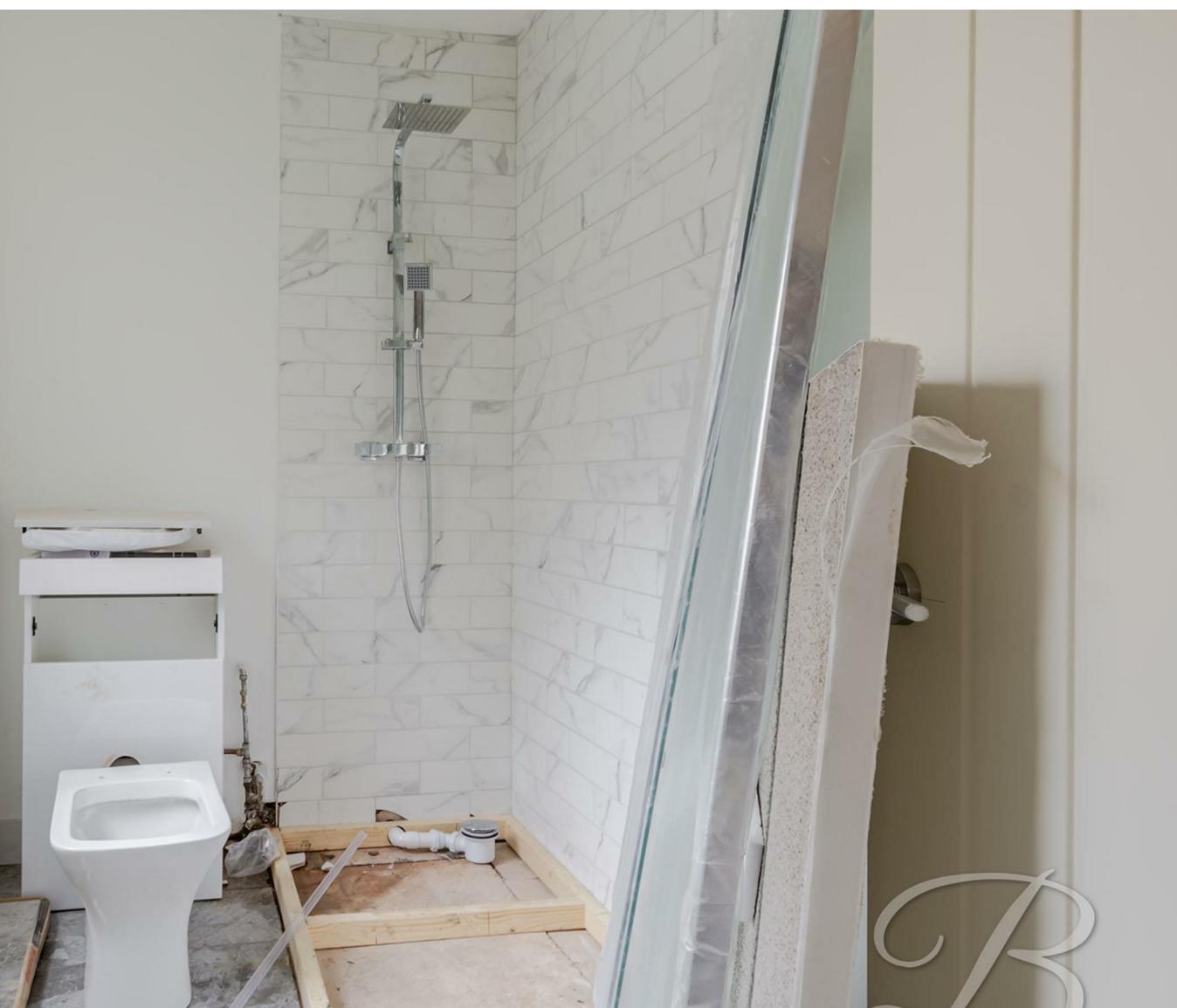
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-81) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

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.

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