



£130,000 Leasehold

26 RUBY WAY | | MANSFIELD | NG18 4XA

BuckleyBrown
ESTATE AGENTS

THE SEARCH IS OVER!...Positioned beautifully in the popular Berry Hill area with amenities, local schools and the town centre on its doorstep is this wonderful two bedroom, ground floor maisonette! Offering a well-laid out interior with delightful presentation and rear garden with a great degree of privacy. We are sure you'll love this home, so let's step inside...

Upon entry you'll immediately notice the spacious hallway which provides a handy cupboard for storage. From here, you'll gain access to a beautifully appointed kitchen complete with matching wall and base units, work surface providing a wealth of preparation space and a range of integrated appliances adding a modern finish. Along with room for a dining set. Just next door is an excellent living room with the added benefit of French doors leading out to the rear garden. Together with neutral decor and a great sense of space.

Not to mention two versatile bedrooms off from the hallway with the second offering useful fitted wardrobes ready to be utilised. Completing this property is a spacious family bathroom fitted with a three piece suite in white, tiled flooring and overhead shower. Paired nicely with full height tiling.

Moving outside, you will find two allocated parking spaces for added convenience. In addition to an enclosed and low maintenance rear garden offering the perfect spot for dining in the Summer! Is this the one for you? Call our office today to book a viewing!





Hall

Fitted storage cupboard and leading access into;

Kitchen

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window. Not to mention the airing cupboard is just next door.

Living Room

Laminate flooring, two central heating radiators and patio doors opening to the rear elevation.

Bedroom One

Laminate flooring, central heating radiator and a window.

Bedroom Two

Laminate flooring, central heating radiator and a window.

Bathroom

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. With a window.

Outside

Low maintenance garden to the rear along with two convenient allocated parking spaces immediately outside the front door.





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

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MANSFIELD
NG18 4XA



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