



£125,000

SECOND AVENUE | FOREST TOWN | MANSFIELD | NG19 0BG

BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!! This three-bedroom terraced house resides in the well-established area of Forest Town. Boasting a well-designed layout, and within close proximity of local amenities. This is the perfect home if you are looking for a renovation project.

The ground floor presents you with an inviting open plan living dining room. This is the perfect space for cosy evenings and spending time with family and friends. From here you will find the kitchen which comprises of a range of matching cabinetry and worktop units, including space for integrated appliances. The ground floor comes complete with a handy rear porch giving access to the garden.

Making your way upstairs, you'll find three well-presented and spacious bedrooms. All the rooms offers plenty of versatility to add your own stamp. Finishing this floor is a three piece family bathroom suite just off the landing.

Outside, the property has a well established garden to the rear. This delightful space is ideal for outdoor gatherings and summer BBQ's. Don't miss the opportunity to make this property your own. Contact our team today to arrange a viewing!





Entrance Hallway
With access to;

Dining Room 10'4" x 15'3"
With window to the front elevation and open to the living room.

Living Room 11'1" x 12'10"
With feature fireplace and window to the rear elevation.

Kitchen 7'0" x 12'10"
fitted with a range of matching cabinets and units, inset sink and drainer and integrated appliances. With rear access to the porch.

Porch 5'3" x 6'2"
With surrounding windows and external door to the rear.

Landing
With access to;

Bedroom One 9'6" x 13'8"
With window to the front elevation.

Bedroom Two 9'10" x 11'2"
With window to the rear elevation.

Bedroom Three 6'6" x 11'1"
With window to the front elevation.

Bathroom 6'11" x 7'1"
Three piece suite comprising of a low flush WC, hand wash basin, bath, storage cupboard and a window to the rear elevation.



Outside
With easy to maintain garden to the rear.

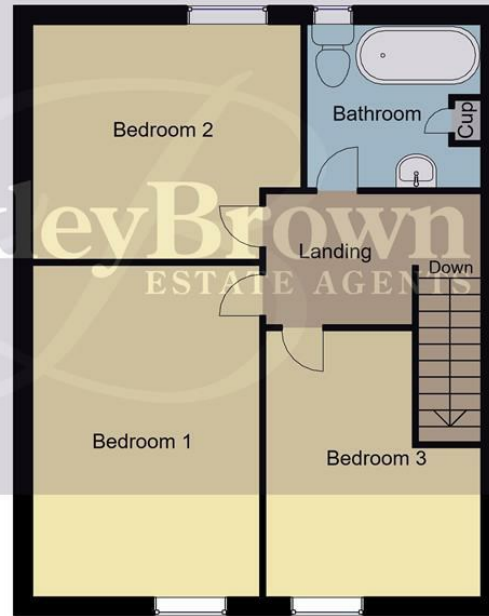
Outhouse 6'0" x 8'9"
Access to two individual sheds and a WC.



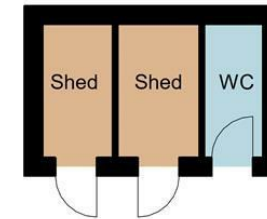
Ground Floor
48 sq.m / 521.59 sq.ft
Approx.



First Floor
44 sq.m / 468.52 sq.ft
Approx.



Outhouse
6 sq.m / 68.96 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) A			88
(81-91) B		80	
(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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