



Offers Over £160,000

NEWBOUNDMILL LANE | PLEASLEY | MANSFIELD | NG19 7PT

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...

This three-bedroom end-terrace property is in good condition and presents an excellent opportunity for renovation and modernization. Located in a sought-after area, the home offers a blank canvas with solid structural features, though it could benefit from some updating. Let's take a closer look inside...

On the ground floor, the layout has been thoughtfully designed. The living room is a bright and airy space, complete with a feature fireplace that adds a cozy touch. The kitchen, featuring traditional cabinetry and generous worktop space, is ready to be updated to suit modern living. The ground floor is completed by a convenient three-piece suite.

Upstairs, you'll find three well-sized bedrooms, with the master benefiting from its own WC for added privacy and comfort.

Externally, there's a spacious courtyard, perfect for creating various seating areas. The property also features a private driveway and garage, offering secure off-road parking.

A viewing is highly recommended to fully appreciate its potential. Contact our team today to arrange a visit!





Kitchen

Complete with matching wall and base cabinets, inset sink and drainer and integrated appliances. Window to the side and an external door to the rear. Access to the bathroom along with sliding doors giving access into the living room.

Living Room

Cosy living room with a feature fireplace and dual aspect windows to the front and side elevation.

Bathroom

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Windows to the rear elevation.

Landing

Giving direct access to;

Bedroom One

Carpeted flooring, central heating radiator, built in wardrobes and access to its very own WC. Dual aspect windows to the side and rear.

WC

fitted with a hand wash basin and low flush WC.

Bedroom Two

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

Bedroom Three

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

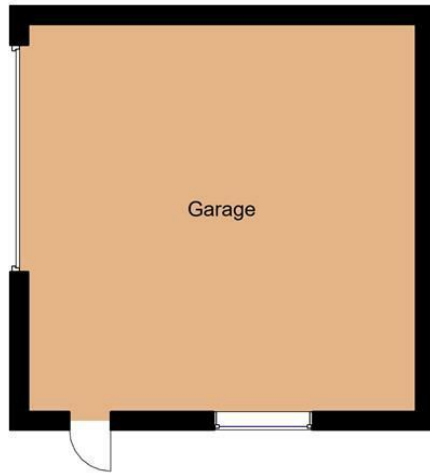
Garage

Accessible from the rear of the property with a window and external door facing the garden.





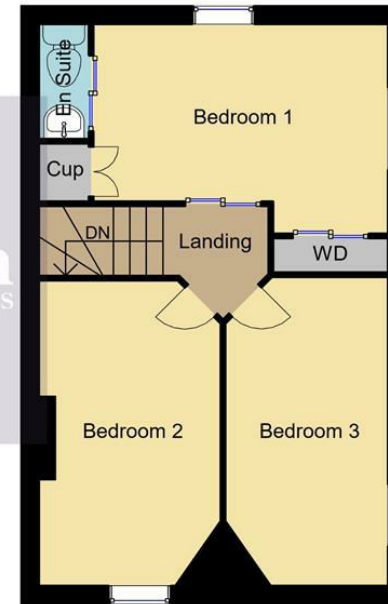
Outbuilding
26sq.m/284.38sq.ft
Approx.



Ground Floor
34sq.m/370.68sq.ft
Approx.




First Floor
34sq.m/364.44sq.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			86
(81-91) B			
(69-80) C		70	
(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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