



Offers In The Region Of £180,000 Freehold

62 PRINCESS AVENUE | WARSOP | MANSFIELD | NG20 0PZ

BuckleyBrown
ESTATE AGENTS

FEELS LIKE HOME!...

Welcome to this charming three-bedroom semi-detached property, ideally positioned in the heart of Warsop, just moments from the High Street, local shops, schools, and transport links—making it perfect for families, first-time buyers, or anyone seeking a comfortable and convenient lifestyle.

As you enter the property, you're greeted by a warm and inviting living room featuring a charming fireplace that adds character and makes for a cosy retreat in the evenings. Flowing from here, you will find the spacious open-plan kitchen and dining room, offering ample room for family meals or entertaining guests. The kitchen is fitted with a range of units and worktop space, and the dining area opens into the bright conservatory, which is filled with a flood of natural light and provides a great space to enjoy the garden views all year round.

Upstairs, you'll find three well-proportioned bedrooms, ideal for a growing family or those needing a home office or guest room. The modern shower room is stylishly finished with a walk-in shower, wash basin, and WC.

Step outside and the appeal continues. The front garden is neatly laid to lawn, and a driveway runs along the side of the property, providing ample off-street parking and leading to a garage, carport, and storage shed—offering superb storage and flexibility. To the rear, the low-maintenance garden is a peaceful outdoor space, ideal for relaxing and entertaining. It features a combination of paved and lawned areas, as well as a delightful summer house—perfect for use as a garden retreat, hobby space, or even a home office.

Call today to view!!!





Entrance Hall

With access into;

Living Room 12'2" x 14'0"

With carpeted flooring, feature fireplace and a bay window to the front elevation.

Kitchen/ Dining Room 15'11" x 14'0"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, gas hob with hood over and space for appliances. This room allows ample space for your dining furniture. With a door providing access into the conservatory

Conservatory 13'11" x 8'11"

With surrounding windows and double doors to the rear garden.

Landing

With access into;

Bedroom One 10'8" x 12'11"

With carpeted flooring and a window to the front elevation.

Bedroom Two 8'8" x 9'10"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 7'1" x 8'4"

With carpeted flooring and a window to the front elevation.

Shower Room 7'4" x 4'11"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the side elevation.



Outside

The front of the property features a neat laid lawn and a driveway that extends down the side to the rear garden, garage, and storage shed. The low-maintenance rear garden includes a lovely summer house, while the garage benefits from an adjoining carport, offering extra covered parking or storage.

Garage 13'9" x 20'10"

Accessible from the front elevation. The garage benefits from a full size inspection pit.

Summer House 12'3" x 9'1"

A delightful summer house offers additional space for relaxing, working, or entertaining in the garden.





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		
(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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