



Offers Over £210,000 Freehold

3 WATERDOWN CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8JD

**BuckleyBrown**  
ESTATE AGENTS



\*\*\* NO CHAIN\*\*\*

### MAKE IT YOUR OWN!

Nestled in a quiet residential area of Mansfield Woodhouse, this well-maintained two-bedroom detached bungalow offers comfortable single-level living and excellent potential for modernisation to suit your personal style.

The property features a spacious lounge, a fully equipped kitchen diner, and two generously sized bedrooms, making it ideal for couples, small families, or those looking to downsize. The bathroom is functional and well-kept, with scope to update if desired.

Outside, the front of the property is attractively laid with decorative gravel, complemented by a private driveway and a detached garage, providing ample off-street parking. The rear garden is low maintenance, featuring an artificial lawn, patio seating area, and a fence surround offering privacy and security.

Call now to arrange a viewing!





#### Hall

Accessible from the side elevation, fitted storage cupboards and further access to;

#### Kitchen/Dining Room 8'11" x 13'10"

Complete with a range of matching traditional cabinets, inset sink with drainer, integrated appliances and dual aspect windows to the front and side. Ample space for desired dining furniture.

#### Lounge 10'11" x 17'3"

Spacious reception room with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom One 10'11" x 12'9"

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

#### Bedroom Two 8'11" x 8'10"

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

#### Bathroom 5'0" x 6'1"

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

#### Garage 8'11" x 15'4"

Single garage accessible from the front elevation.

#### Outside

Decorative gravel to the front of the property alongside a private driveway and garage. The rear garden is low maintenance with an artificial lawn, patio seating and fence surround.







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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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NG19 8JD



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