



Offers In The Region Of £150,000 Freehold

6 ALMOND RISE | FOREST TOWN | MANSFIELD | NG19 0NA

**BuckleyBrown**  
ESTATE AGENTS

MOVE STRAIGHT IN!... Located in Forest Town, Mansfield, this delightful end terrace offers a perfect blend of comfort and convenience. The location is ideal for first-time buyers, providing easy access to local amenities, schools, and transport links, making it a wonderful place to call home. Let's take a look inside...

Upon entering the property, you will find a welcoming downstairs area that is both neutral and inviting. The well-appointed kitchen is ready for your culinary adventures, featuring modern fixtures and ample storage, ensuring that you have everything you need at your fingertips. The spacious living room is just next door with plenty of room for your desired furnishings.

Venturing upstairs, you will discover two generous sized bedrooms, offering a peaceful retreat after a long day. The bathroom is conveniently located nearby, complete with a three piece suite, making it both functional and stylish.

Outside, the property boasts a charming garden space that is perfect for enjoying the fresh air or hosting gatherings with friends and family. Not to mention the front of the property boasts a private driveway, allowing secure off road parking.

Call now to arrange a viewing!





#### Hall

Accessible from the side with leading access into;

#### Living Room 11'9" x 18'9"

Spacious reception with laminate flooring, central heating radiator and a window to the front.

#### Kitchen 11'9" x 8'5"

Fully equipped kitchen with gloss wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Window and an external door fitted to the rear elevation.

#### Landing

Window to the side and further access into;

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

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

#### Bedroom Two 11'9" x 8'4"

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

#### Bathroom 8'11" x 5'2"

Three piece suite comprising of a hand wash basin, low flush WC and a bath.

#### Outside

Low maintenance frontage with a private driveway. The rear garden hosts a well kept lawn, patio seating area 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. Specially 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>		75	81
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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