



£250,000 Freehold

9 BUDDY AVENUE | | MANSFIELD | NG18 3JA

**BuckleyBrown**  
ESTATE AGENTS

## EXCELLENT POTENTIAL WITH NO UPWARD CHAIN...

Situated on Budby Avenue in the popular town of Mansfield, this charming detached bungalow offers a fantastic opportunity for buyers looking to create a home tailored to their own taste and style. Set within a peaceful residential area, the property is conveniently located close to local amenities, parks and transport links, making it ideal for a range of buyers.

The accommodation provides a superb blank canvas with plenty of scope for modernisation and improvement. Upon entering, you are welcomed into two generous reception rooms, offering flexible open-plan living space perfect for both relaxing and entertaining. Whether you prefer a cosy lounge, formal dining area or a more contemporary layout, the space can easily be adapted to suit your lifestyle. French doors open to the side elevation, allowing natural light to flow through and providing access to the garden.

The property features two well-proportioned bedrooms, both offering comfortable accommodation. A four-piece bathroom suite serves the home and presents further opportunity to update and personalise.

Externally, the bungalow benefits from a generous garden, ideal for outdoor enjoyment or gardening enthusiasts. The detached position provides privacy and a sense of space, while the front of the property offers a driveway accessed via two privacy gates.

A wonderful opportunity with endless potential — early viewing is highly recommended. Call now to arrange your viewing.





#### Hall

With leading access into;

#### Kitchen 11'7" x 15'8"

Complete with a range of matching traditional cabinetry, inset sink with drainer, integrated appliances and a centre island. Fitted with a window to the rear and french doors opening to the side elevation.

#### Dining Room 11'7" x 11'9"

Versatile reception room with a window to the side, opening through to the lounge area and access into the kitchen.

#### Lounge 11'7" x 11'9"

Carpeted reception room with a window to the front elevation.

#### Bedroom One 11'7" x 11'9"

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

#### Bedroom Two 11'7" x 10'11"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the side elevation.

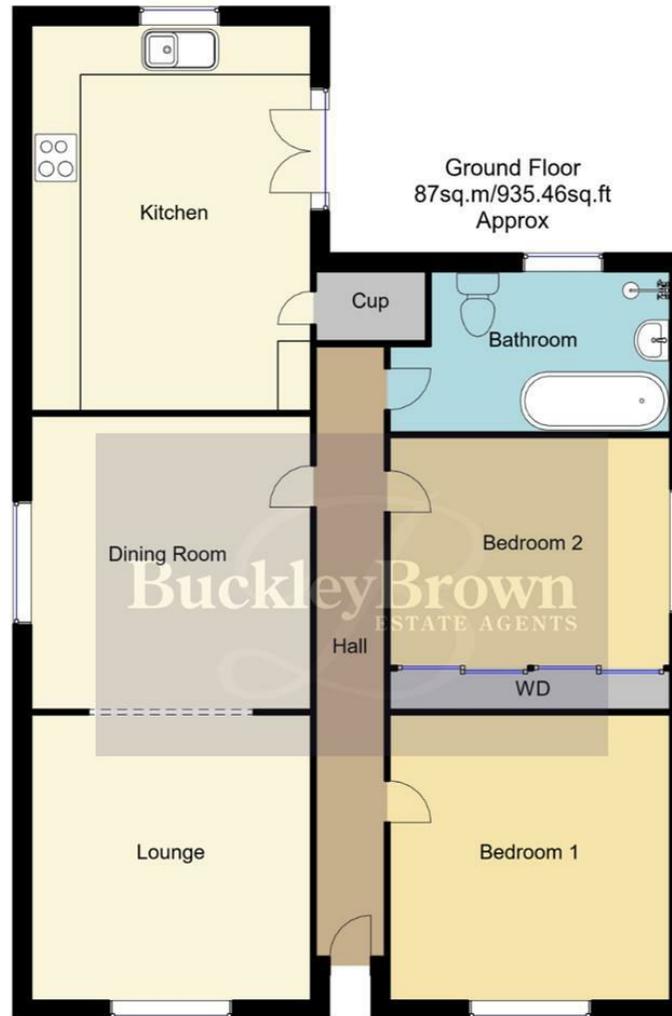
#### Bathroom 11'7" x 6'9"

Four piece tiled suite comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the rear elevation.

#### Outside

Low maintenance frontage with a private driveway, steps leading up to the front door and gates giving access down the side of the property offering additional parking. The rear offers a raised artificial lawn 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 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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	70
(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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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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