



Offers Over £130,000 Freehold

27 WHARMBY AVENUE | | MANSFIELD | NG19 7JN

BuckleyBrown
ESTATE AGENTS

THE PERFECT PLACE TO BEGIN!... Positioned on Wharmby Avenue, Mansfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with local amenities, schools, and parks just a stone's throw away. The neighbourhood boasts a friendly atmosphere, making it a wonderful place to call home.

Upon entering the property, you are greeted by a welcoming reception room that exudes warmth from a lovely feature fireplace. This space is perfect for relaxing or entertaining guests, with ample natural light streaming through the windows. The ground floor also features a well-appointed kitchen, which provides a functional area for cooking and dining, making it the heart of the home. The ground floor also hosts a convenient modern bathroom.

Moving upstairs, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are bright and airy, providing a comfortable space for family members or guests.

Outside, the property boasts a charming garden that offers a lovely outdoor space for enjoying the fresh air. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a book, this outdoor area provides the perfect setting. The semi-detached nature of the house also allows for a sense of privacy while still being part of a friendly community. This lovely property is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood.

Call now to arrange your viewing!





Hall

Accessible from the side elevation with leading access into;

Living Room 13'11" x 11'1"

Laminate flooring, central heating radiator, feature fireplace and a window to the front elevation.

Kitchen 8'0" x 12'4"

Complete with a range of matching wall and base cabinets, inset sink with drainer and further space and plumbing for additional appliances. Window and an external door to the rear elevation.

Bathroom 5'5" x 6'1"

Convenient downstairs bathroom comprising of a three piece suite including a hand wash basin, low flush WC and a

bath with an overhead shower. Window to the side elevation.

Landing

With access into;

Bedroom One 13'11" x 11'2"

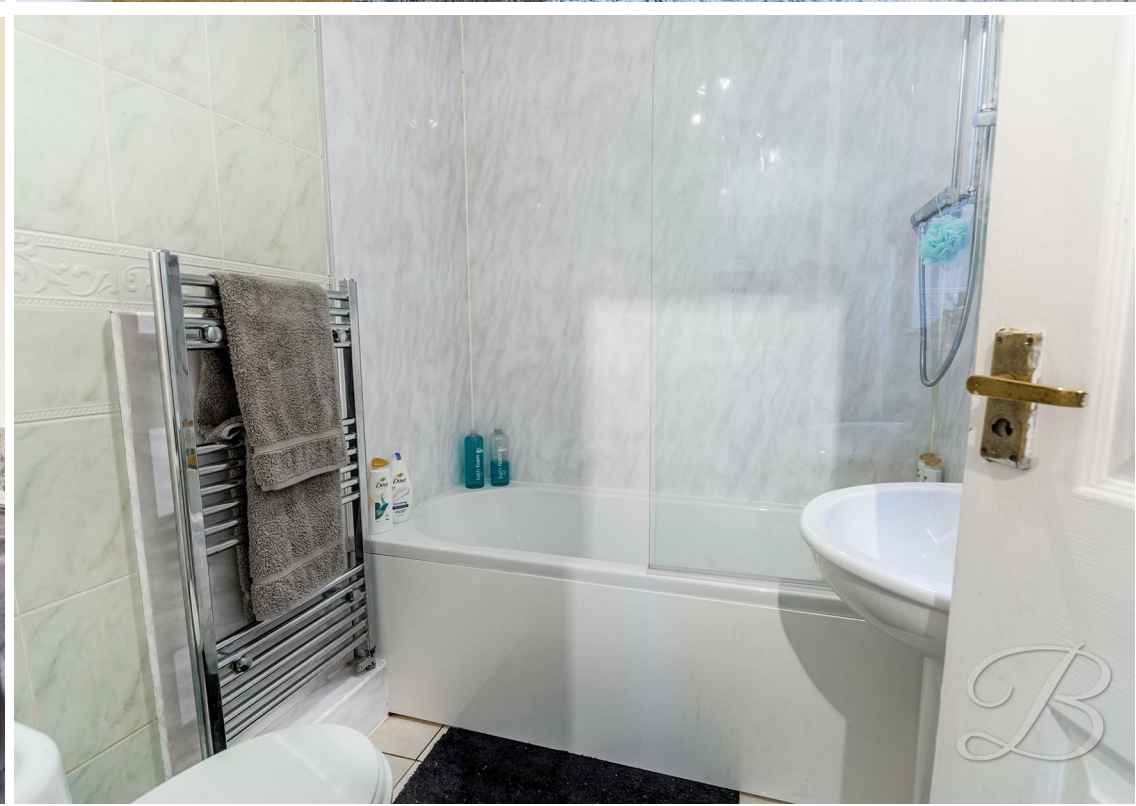
Laminate flooring, central heating radiator and a window to the front elevation.

Bedroom Two 13'11" x 9'3"

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

Outside

Low maintenance gravelled area to the front elevation with a pathway leading down the side of the property. The rear garden hosts an extensive well kept lawn, patio seating area and decorative surrounding shrubs.





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 | 72 | 78 |
| (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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