



Offers In The Region Of £325,000 Freehold

3 GORSE HILL | | RAVENSHEAD | NG15 9AF

BuckleyBrown
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP!

Nestled in the charming area of Gorse Hill, Ravenshead, this detached bungalow offers a wonderful opportunity for those seeking a comfortable home with potential. The property features three well-proportioned bedrooms. Let's take a look inside...

Upon entering, you will find a spacious living/dining room that serves as the heart of the home, perfect for both relaxation and entertaining. The layout is practical, providing a seamless flow throughout the living areas. The kitchen comes fully equipped with a range of matching cabinets and integrated appliances!

The property also boasts from three generous sized bedrooms. Not to mention there is a three piece bathroom with a bath and a shower cubicle along with a separate WC just next door, for added convenience.

In summary, this detached bungalow in Gorse Hill presents a fantastic opportunity for those looking to invest in a property with potential. With a little effort, it can be transformed into a lovely home that reflects your personal style. Don't miss the chance to make this property your own.

Call today to arrange your viewing!





Hall

Entrance hall accessible from the side elevation and further access into;

Dining Room 11'6" x 17'10"

Versatile reception room with a window to the side and open access into the living area.

Living Room 9'6" x 11'8"

Open plan reception room with a window to the front elevation.

Kitchen 9'8" x 17'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances along with a window and external door to the side.

Bedroom One 13'3" x 10'4"

Central heating radiator and a window to the rear elevation.

Bedroom Two 9'3" x 13'3"

Central heating radiator and a window to the rear elevation.

Bedroom Three 9'6" x 6'5"

Central heating radiator and a window to the side elevation.

Bathroom 8'1" x 6'3"

Three piece suite comprising of a hand wash basin, bath and a separate shower cubicle. Window to the side elevation.

WC

Separate room housing a low flush WC and a window to the side.

Garage 11'1" x 18'0"

Accessible from the front elevation with a window and an external door to the side elevation.



Outside

Enclosed lawn to the front alongside a private driveway and garage. The rear garden hosts a large lawn area, patio 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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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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RAVENSHEAD
NG15 9AF



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

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



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