



£140,000 Freehold

1 KELSTERN CLOSE | | MANSFIELD | NG18 3EA

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ESTATE AGENTS

PACKED WITH POTENTIAL!..We are thrilled to bring to market this fantastic opportunity on Kelstern Close, situated in the popular town of Mansfield. Offering three bedrooms, generous living space and a garage, this home presents an exciting opportunity for buyers looking to put their own stamp on a property. Requiring some updating, it provides the perfect canvas to create a home tailored to your own style and needs.

Upon entering, you are welcomed into the living room, featuring a focal fireplace with an electric fire – a wonderful space to relax and unwind. The kitchen is fitted with a range of cabinetry and offers ample space for cooking and dining. The hallway also benefits from a useful understairs storage cupboard.

Upstairs, you'll find three well-proportioned bedrooms, all ready for the new owners to add their own décor and personal touch. The bathroom is fitted with a three-piece suite comprising a panelled bath, WC and wash hand basin.

Externally, the property enjoys a low-maintenance garden and a garage providing secure off-street parking or additional storage space.

Early viewing is highly recommended – call now to arrange yours!





Porch

Giving access to;

Hall

Housing the stairs to first floor accommodation, central heating radiator and access to a convenient under stairs storage cupboard.

Living Room 17'4" x 13'11"

Complete with a window and door to the front of the property, a focal fireplace housing an electric fire and a central heating radiator.

Kitchen 9'10" x 10'9"

Complete with cabinetry and work surface above, inset sink and drainer with tiled splash back. There is space and plumbing for essential appliances, window to rear elevation and central heating radiator.

First Floor Landing

Giving access to;

Bedroom One 9'11" x 14'0"

Having a window to front elevation and central heating radiator.

Bedroom Two 9'11" x 10'9"

Having a window to rear elevation and central heating radiator.

Bedroom Three 7'0" x 7'10"

Having a window to front elevation and central heating radiator.

Bathroom 7'0" x 8'0"

Complete with a three piece suite comprising of a panelled bath, low flush WC and hand wash basin. There is a window to rear elevation and a central heating radiator,



Outside

To the front of the property there is a communal grassed area with a path leading to the garage. To the rear of the property there is a walled garden which is low maintenance with paving stones and gravel.

Garage 8'5" x 15'10"

Providing secure parking or additional storage.





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	74
(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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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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