



£155,000 Freehold

19 CLAY CROSS DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FJ

**BuckleyBrown**  
ESTATE AGENTS



**\*\* SELLING WITH OR WITHOUT TT IN SITU\*\* A GREAT OPPORTUNITY!...**

This well-presented two-bedroom semi-detached home in Clipstone Village is currently rented through us at £750pcm, generating a 5.45% yield. Located just moments from excellent shops, amenities, and the beautiful Vicar Water Country Park, it offers an ideal, ready-made investment with reliable rental income from day one.

Step inside to discover a bright and inviting lounge that has been tastefully decorated in a neutral style, creating a comfortable and versatile living space. There's ample room for a sofa suite and additional furnishings, making it perfect for both relaxing evenings and social gatherings. From here, you'll also find a convenient ground floor WC – a sought-after feature for guests and day-to-day use.

Impressed with everything you've seen so far? We're not done yet! Head up to the first floor where you'll be presented with two double bedrooms, both of which have been kept to a high standard throughout. Additionally, you'll find a stylish bathroom just off the landing complete with a fantastic three piece suite in white.

Outside is equally as wonderful with a private driveway that provides handy off-road parking to the front of the property. To the rear, you'll find a lovely low-maintenance garden with patio seating area and steps leading up to a path with decorative slate chippings and mature shrubs.

A well-presented, low-maintenance property with a reliable tenant already in place – a genuine turn-key investment offering immediate income.

Call today to view!!!





#### Entrance

With access to;

#### Living Room 8'2" x 13'1"

With carpet to flooring, central heating radiator, window to the front elevation and access to;

#### Ground Floor WC

Complete with a low flush WC, hand wash basin and central heating radiator.

#### Kitchen 9'10" x 12'1"

Complete with a wide range of matching units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, splashback tiles, integrated oven, gas hob with extractor fan above, space and plumbing for a washing machine, space for a fridge/freezer, space

for a dining set, window to the rear elevation and a door leading out to the rear elevation.

#### Landing

With carpet to flooring and access to;

#### Bedroom One 12'1" x 9'2"

With carpet to flooring, central heating radiator and window to the front elevation.

#### Bedroom Two 12'1" x 7'6"

With carpet to flooring, central heating radiator and window to the rear elevation.

#### Bathroom 6'6" x 7'2"

Complete with a modern three piece suite comprising of a fitted bath with overhead waterfall shower and tiling, low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.



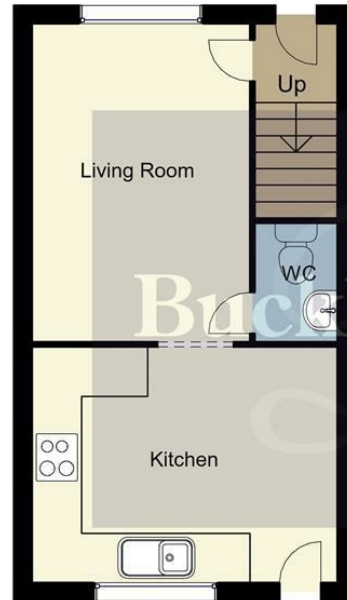
#### Outside

Featuring a private driveway to the front of the property, allowing space for off-road parking. There's also a low-maintenance garden to the rear with patio seating area and steps leading up to a lovely path with decorative slate chippings, mature shrubs and a fence surround that adds a degree of privacy.





Ground Floor  
30 Sq.m/321.74 Sq.ft  
Approx



First Floor  
30 Sq.m/321.74 Sq.ft  
Approx



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.

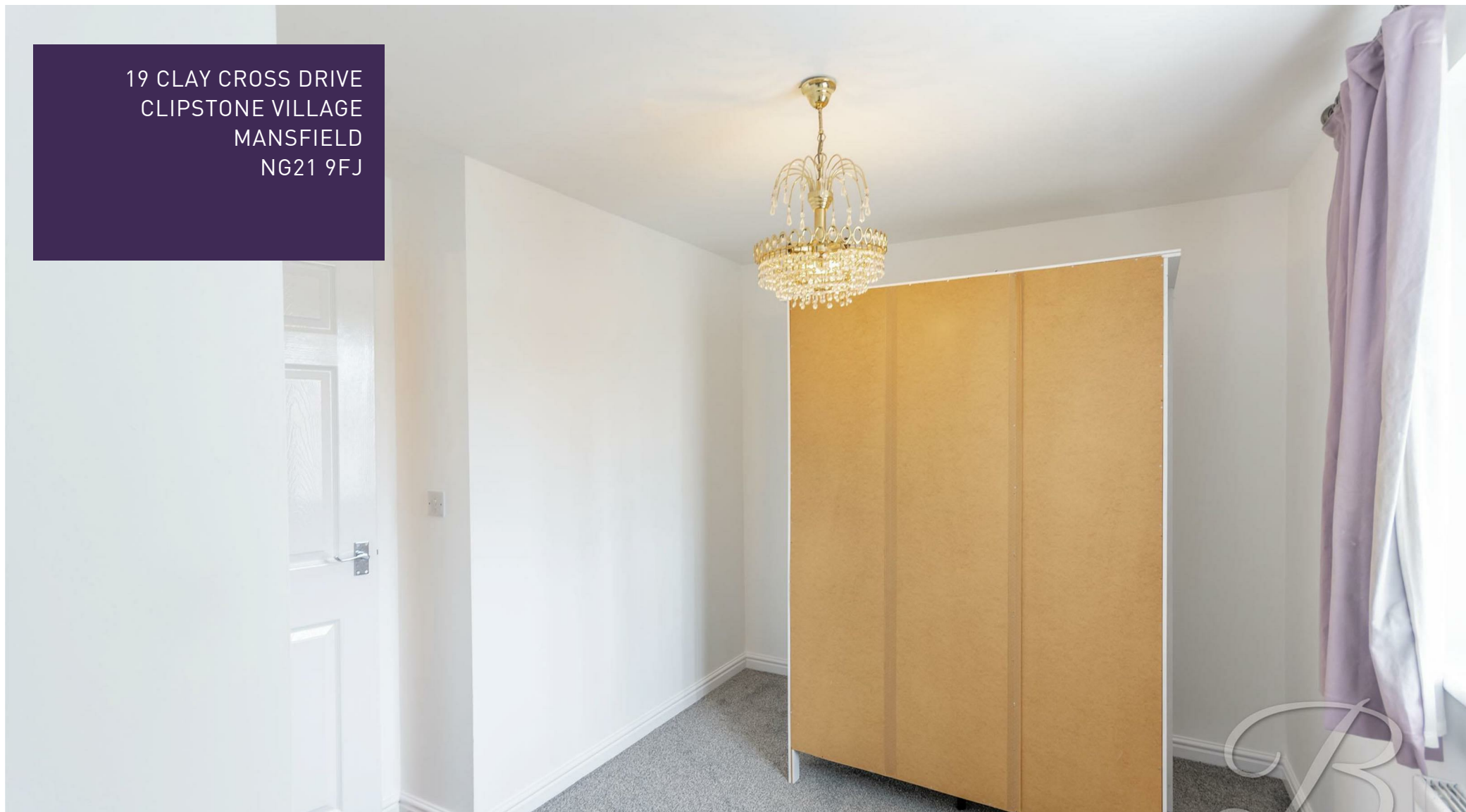
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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) <b>A</b>                          |           | <b>91</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>72</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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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