



£140,000 Freehold

129 FOREST ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9DT

**BuckleyBrown**  
ESTATE AGENTS

A WARM WELCOME AWAITS, WITH NO UPWARD CHAIN... Situated in the heart of Clipstone Village, this charming three bedroom mid terrace house on Forest Road offers both traditional style and spacious living. The property is sat within great proximity to local amenities, transport links and schools! We cant wait to show you around...

Upon entering you will be greeted by the entrance hallway, leading into the first reception room, a spacious living area, perfect to enjoy relaxing in with family. To the second reception room, you will find filled with natural and can be used flexibly to suit your needs as another reception area, dining area or even a home office! Through to the rear of the home is the generously sized kitchen, complete with ample cabinetry and space to create tasty home cooked meals!

Upstairs, the property benefits from three well proportioned bedrooms, all with ample space and opportunity to make your own. The master bedroom has the luxury of built in wardrobes and the family bathroom completes this floor.

Heading outside, you will find a large garden, which presents a wonderful opportunity for outdoor enjoyment, gardening or simply unwinding in a tranquil setting. It truly is a great space for children to play or for hosting summer barbecues. To the front of the property is a driveway allowing for ample off street parking.

This three-bedroom home is a fantastic opportunity, with its spacious layout and lovely garden, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.

Call today to view!





#### Entrance Hallway

Allowing access into:

#### Reception Room 9'4" x 18'0"

Carpeted flooring, central heating radiator, window to the front elevation and doors allowing access into the rear garden.

#### Dining Room 11'10" x 9'11"

Central heating radiator and window to the front elevation.

#### Kitchen 16'3" x 7'6"

Completed with neutral matching wall and base units, with complimenting worktop over. Inset sink and drainer along with ample space for your appliances. Windows to the rear elevation along with door allowing access to the rear garden.

#### Bedroom One 10'8" x 18'0"

Carpeted flooring, central heating radiator and built in wardrobes. Windows to the front and rear elevation.

#### Bedroom Two 11'10" x 9'10"

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

#### Bedroom Three 8'11" x 7'6"

Central heating radiator and window to the rear elevation.

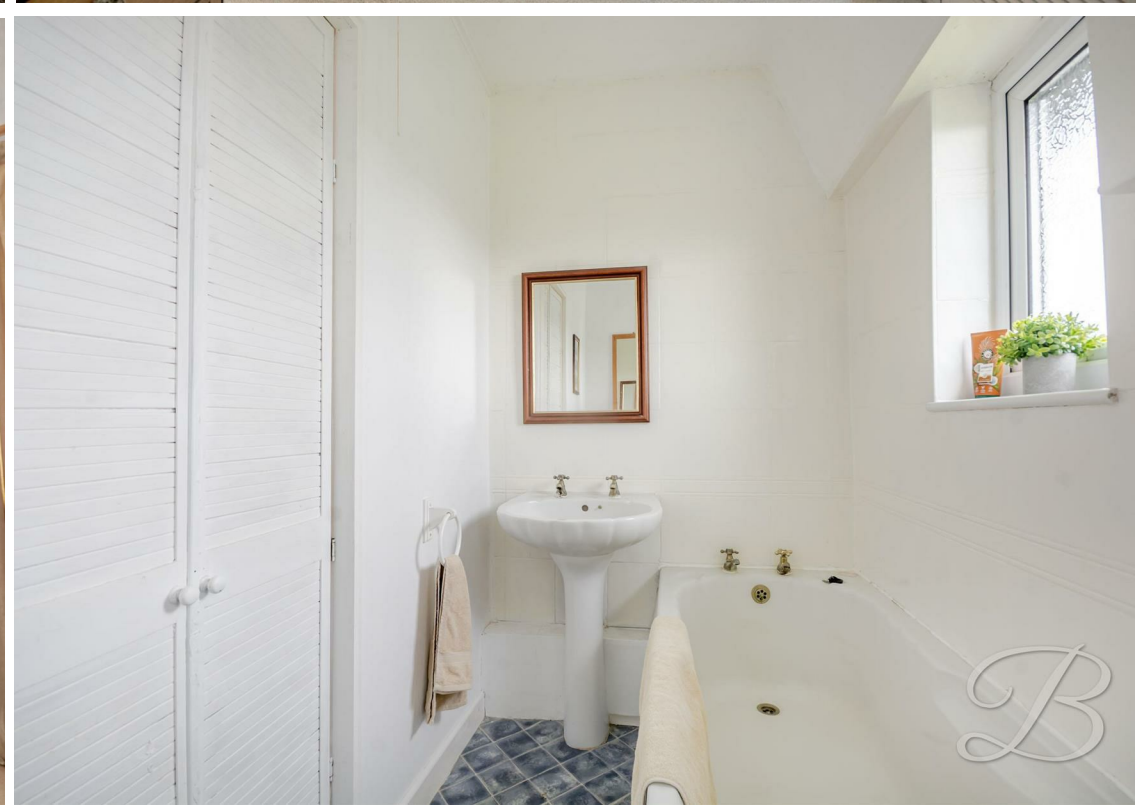
#### Bathroom 8'9" x 4'5"

Low flush WC, hand wash basin and bath, with window to the rear elevation.

#### Outside

Large enclosed rear garden with lawn and patio areas, along with a driveway to the front of the property allowing for off street parking.







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>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 67      | 77        |
| (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 2002/91/EC                     |         |           |

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